



Connells

Manor House Close
Aston Flamville Hinckley

Manor House Close Aston Flamville Hinckley LE10 3AU

for sale offers in excess of
£650,000



Property Description

Situated within a highly regarded and established residential development, impressive and generously proportioned detached family home, set within beautifully maintained private gardens and enjoying stunning open field views to the rear.

The property is approached via a private driveway providing ample off-road parking and access to the integral double garage. A welcoming entrance porch leads into a spacious reception hall with useful cloakroom/WC.

The ground floor offers excellent living space, including a large dual-aspect lounge with feature fireplace and garden views, ideal for both relaxing and entertaining. There is a separate formal dining room, perfect for family meals or hosting guests.

The heart of the home is the kitchen/breakfast room, fitted with a range of wall and base units and space for casual dining, which in turn leads to a separate utility room with external access.

To the first floor, a spacious landing gives access to four generously sized double bedrooms. Bedroom one benefits from a private en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property truly stands out, boasting a large and well-established gardens, offering a high degree of privacy and ideal space for outdoor entertaining. Enjoys beautiful, uninterrupted views across open fields, creating a peaceful countryside feel while remaining conveniently close to Hinckley town centre, local amenities and transport links.

Ground Floor

The property is entered via an entrance porch into a spacious reception hall with a ground floor cloakroom/WC. The main lounge is a large, light-filled room with feature fireplace and views over the gardens, ideal for everyday living and entertaining. A separate formal dining room provides excellent flexibility for family dining or alternative use.

To the rear, the kitchen/breakfast room is well proportioned with ample storage and worktop space, enjoying views over the rear garden and open fields beyond. A separate utility room provides additional storage, external access and internal access to the integral double garage.

First Floor

The first floor offers four generous double bedrooms, all accessed from a spacious landing. Bedroom one benefits from a private en-suite shower room, while the remaining bedrooms are served by a family bathroom.

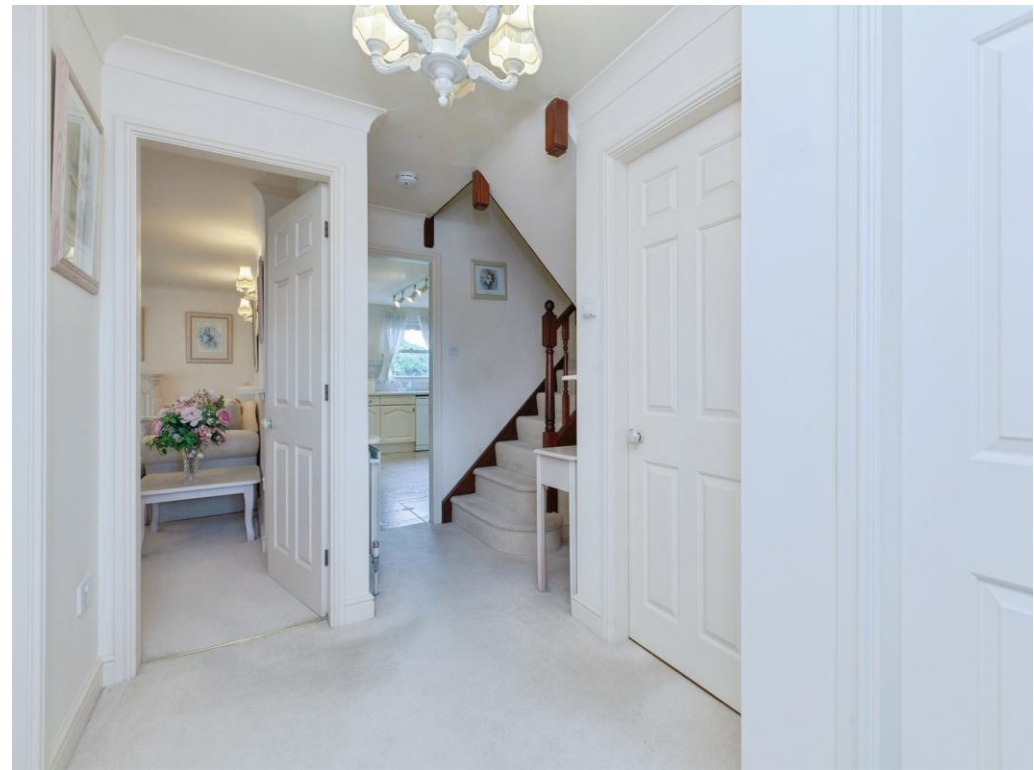
Outside

The property is set within beautifully maintained private gardens to the front, side and rear. The front garden enhances kerb appeal, while the driveway provides ample off-road parking and access to the double garage.

The rear and side gardens are generous in size, mainly laid to lawn with mature planting and seating areas, and enjoy stunning open views across fields to the rear, offering a peaceful and semi-rural outlook.

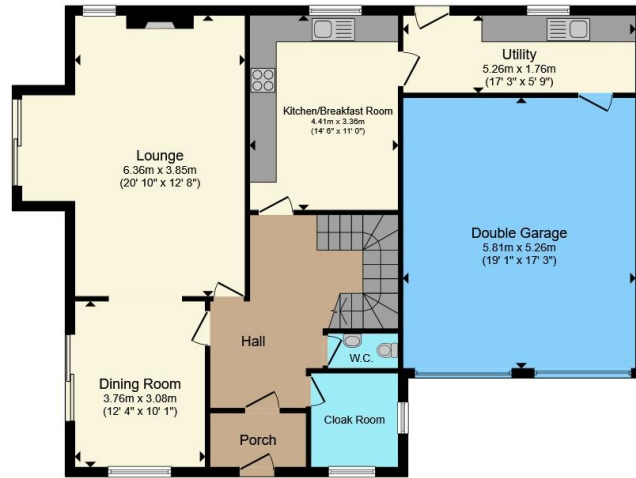
Vendor's Note

Potential opportunity to rent an adjoining field of approximately 5 acres (subject to separate agreement)

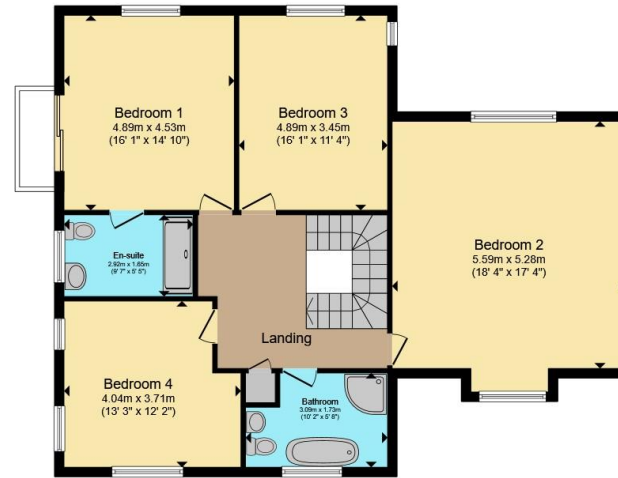








Ground Floor



First Floor

Total floor area 226.1 m² (2,434 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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88 Castle Street
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EPC Rating: D Council Tax Band: G

Tenure: Freehold

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