



5 Aston Lane, Hinckley, LE10 3AA

£335,000



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RH Homes and Property are delighted to offer the opportunity of this four bedroom semi-detached home, located on a traditional sized plot. Located in a rural setting in the small hamlet of Aston Flamville bordering Burbage. Directly looking onto fields to both front & rear. The property comprises an Entrance Hall, Lounge, Dining Room, Breakfast Kitchen, Landing, Four Double Bedrooms, and Family Bathroom. The Property also benefits from UPVC double glazing and gas fired central heating, an integral full length garage and storage area, frontage offering excellent off road parking for multiple vehicles and an established traditional rear garden completes the specification of this family sized country home.

Council Tax - D

Entrance Hall

With radiator, and composite UPVC door to the front.

Lounge

13'1 x 12'11 (3.99m x 3.94m)

With a focal point living flame effect gas fire, radiator, and UPVC double glazed bay window to the front elevation.

Dining Area

10'5 x 12'2 (3.18m x 3.71m)

With aluminum sliding doors leading to the rear patio and gardens.

Kitchen

10'6 x 18'3 overall (3.20m x 5.56m overall)

Having a good range of wall and base level units with working surfaces over and tiled splashbacks, plumbing for washing machine, and inset stainless steel sink and drainer, electric cooker, radiator, under stairs cupboard access, and UPVC double glazed windows to the side and rear along with a UPVC double glazed door to the rear patio and gardens.

Landing

With loft access

Bedroom One

13'1 x 12'11 (3.99m x 3.94m)

Having a walk in wardrobe (with hanging rails and UPVC double glazed window to the front elevation), radiator, and UPVC double glazed window to the front aspect.





Bedroom Two

8'7 x 13'2 (2.62m x 4.01m)

Having a radiator, and UPVC double glazed window to the front elevation.

Bedroom Three

8'7 x 18'1 overall (2.62m x 5.51m overall)

With radiator, and UPVC double glazed window to the rear elevation.

Bedroom Four

9'1 x 12'3 (2.77m x 3.73m)

With radiator, cupboard, UPVC double glazed window to the rear elevation.



Garage

8'9 x 31'3 overall (2.67m x 9.53m overall)

With power & lighting, and up and over door from the front driveway.

Outside

To the front is a stoned driveway offering off road parking for multiple vehicles, and an established hedge border.



At the rear is a traditional sized garden of mainly lawn with slabbed patio and pathway with established tree, hedge, and shrub areas throughout.





5, Aston Lane, Aston Flamville, LE10 3AA

Total Area: 138.6 m² ... 1492 ft²

All measurements are approximate and for display purposes only



Leaving Hinckley along the main Sapcote Road to proceed out of Burbage, turning first right onto the Aston Lane, and the property can be found on the left hand side easily identified by the Wards Residential for sale board. For SATNAV users please enter LE10 3AA.

Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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