



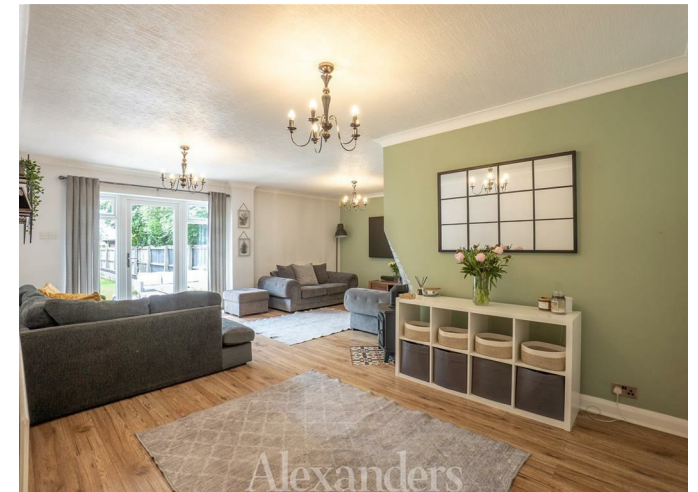
Ashby Road Hinckley

- Detached four bedroom family home
- Versatile layout across two floors
- Kitchen with breakfast area
- Separate dining room
- Impressive L-shaped sitting room
- Four generous bedroom
- Private south-facing rear garden
- Ample off-road parking
- EPC Rating TBC / Council Tax Band E / Freehold

Alexanders are pleased to present this substantial detached residence, occupying a prominent position along the ever-popular Ashby Road. Extending to approximately 1,400 square feet, the property offers a versatile arrangement of accommodation, enhanced by a number of thoughtful improvements and a well-balanced layout throughout.

Particularly noteworthy is the flexibility afforded by the ground floor, which incorporates a generous additional bedroom currently marked as a sitting room alongside a selection of reception spaces including a dining room and impressive L-shaped family room. Combined with a fitted kitchen with breakfast area and practical ancillary spaces, the accommodation lends itself to a variety of requirements and lifestyles.

Externally, the property continues to impress with ample off-road parking, established frontage planting and a beautifully orientated south-facing rear garden designed to make the most of the available space. Positioned within easy reach of Hinckley's wide-ranging amenities, schooling, transport connections and open green spaces, the property enjoys both convenience and a highly regarded setting.





Accommodation:

The ground floor comprises a welcoming entrance hall, fitted kitchen with breakfast area, separate dining room and an impressive L-shaped family room. Further benefits include a generous ground floor bedroom/sitting room, WC and a useful side lean-to providing additional access and storage.

To the first floor, the property offers three further bedrooms, including two generous double bedrooms and a single bedroom, all served by a spacious four-piece family bathroom.

Gardens and land:

The property enjoys excellent kerb appeal with a well-maintained frontage providing ample off-road parking, complemented by mature hedging and established planting creating a good degree of privacy. A neatly laid pathway provides an attractive approach to the front entrance, with convenient access to the rear garden via the side lean-to.

The south-facing rear garden provides a fantastic outdoor space, predominantly laid to lawn with raised sleeper beds bordering either side, a generous decked seating area to the rear and an additional paved seating terrace directly adjoining the property, perfect for entertaining, relaxing and enjoying the garden throughout the day.

Location:

Situated on the popular Ashby Road, the property occupies a sought-after position within the well-connected market town of Hinckley. The town centre offers a fantastic range of amenities, including independent shops, cafés, restaurants, traditional pubs and the popular shopping facilities of The Crescent.

There is a good selection of schooling options, leisure facilities and green open spaces nearby, making the area a popular choice for families. Excellent transport links are available via the nearby A5, M69 and Hinckley railway station, providing convenient access towards Leicester, Nuneaton, Birmingham and beyond.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band E.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.





Alexander

Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

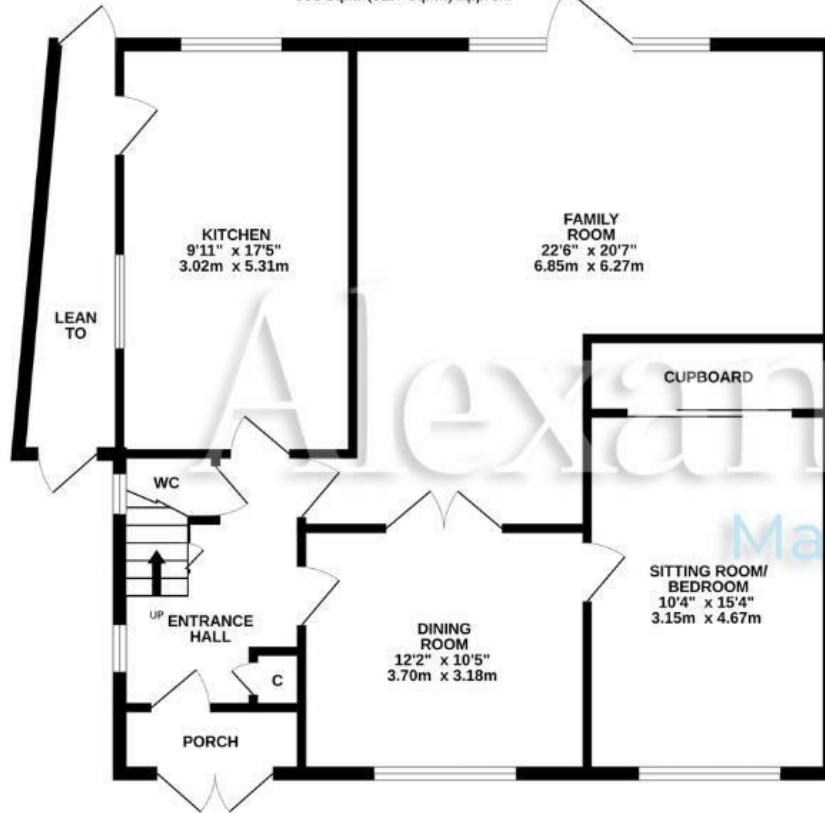
Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

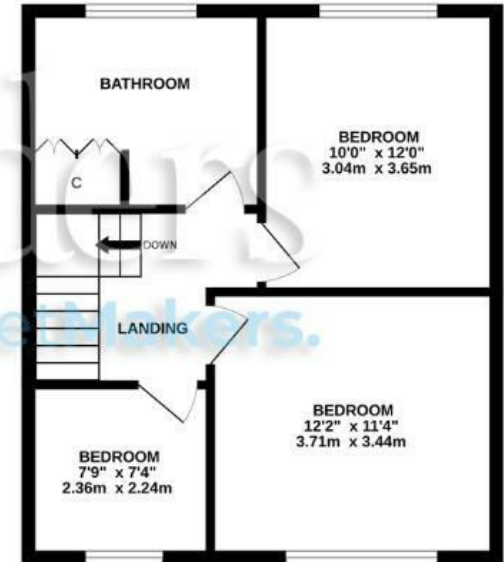
General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

GROUND FLOOR
998 sq.ft. (92.7 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 1461 sq.ft. (135.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	74
(39-54) E		
(21-38) F		



