

CASTLE ESTATES

1982

A WELL APPOINTED TRADITIONAL THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE STANDING ON A GOOD SIZED PLOT WITH REAR ACCESS TO OFF ROAD PARKING SITUATED IN A MOST SOUGHT AFTER NON ESTATE RESIDENTIAL LOCATION



**128 ASHBY ROAD
HINCKLEY LE10 1SN**

Offers In Excess Of £250,000

- Entrance Hall
- Good Sized Kitchen
- Family Bathroom
- Mature Lawned Gardens Front & Rear
- VIEWING ESSENTIAL
- Spacious Lounge/Dining Room
- Three Bedrooms
- Rear Access To Off Road Parking
- Popular Non Estate Residential Location
- NO CHAIN



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**** NO CHAIN - VIEWING ESSENTIAL **** A well appointed traditional semi detached family residence standing on a good sized mature plot with lawned gardens front and rear and access to ample off road parking to the rear.

The accommodation enjoys entrance hall, spacious lounge/dining room and a good sized kitchen. To the first floor there are three bedrooms and a family bathroom.

Situated in a sought-after town centre location, residents will benefit from easy access to local amenities, shops, and transport links.

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band B

ENTRANCE HALL

13'5 x 5'11 (4.09m x 1.80m)

having upvc double glazed front door and side windows with obscure glass and central heating radiator. Spindle balustraded staircase with useful storage beneath.





LOUNGE/DINING ROOM

24'1 x 10'11 (7.34m x 3.33m)

having upvc double glazed bay window with coloured leaded lights, feature fireplace, coved ceiling with ceiling rose and two central heating radiators. Sliding patio doors opening onto private rear garden.





KITCHEN

19'9 x 6'6 (6.02m x 1.98m)

having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, space for cooker, space and plumbing for washing machine, space for tumble dryer, space for fridge freezer, central heating radiator, two upvc double glazed windows and side door to garden.



FIRST FLOOR LANDING

having spindle balustrading, access to the roof space and upvc double glazed window with obscure glass to side.

BEDROOM ONE

12'11 x 11'1 (3.94m x 3.38m)

having upvc double glazed bay window to front, range of fitted wardrobes, wall light points and central heating radiator.



BEDROOM TWO

11'5 x 10'11 (3.48m x 3.33m)

having upvc double glazed window to rear, range of fitted wardrobes, inset LED lighting and central heating radiator.



BEDROOM THREE/OFFICE

8'1 x 5'11 (2.46m x 1.80m)

having upvc double glazed window to front.

BATHROOM

7'2 x 5'11 (2.18m x 1.80m)

having panelled bath with shower over and glass screen, low level w.c., pedestal wash hand basin, chrome heated towel rail, ceramic tiled splashbacks, upvc double glazed window with obscure glass to rear.



OUTSIDE

A good sized lawned foregarden with path to front door and mature shrubs. Rear access to ample off road parking for two cars. Pedestrian access to a sizeable and mature rear garden with patio area, lawn, mature trees and shrubs, garden shed/summer house, well fenced and hedged boundaries.







OUTSIDE - REAR PARKING

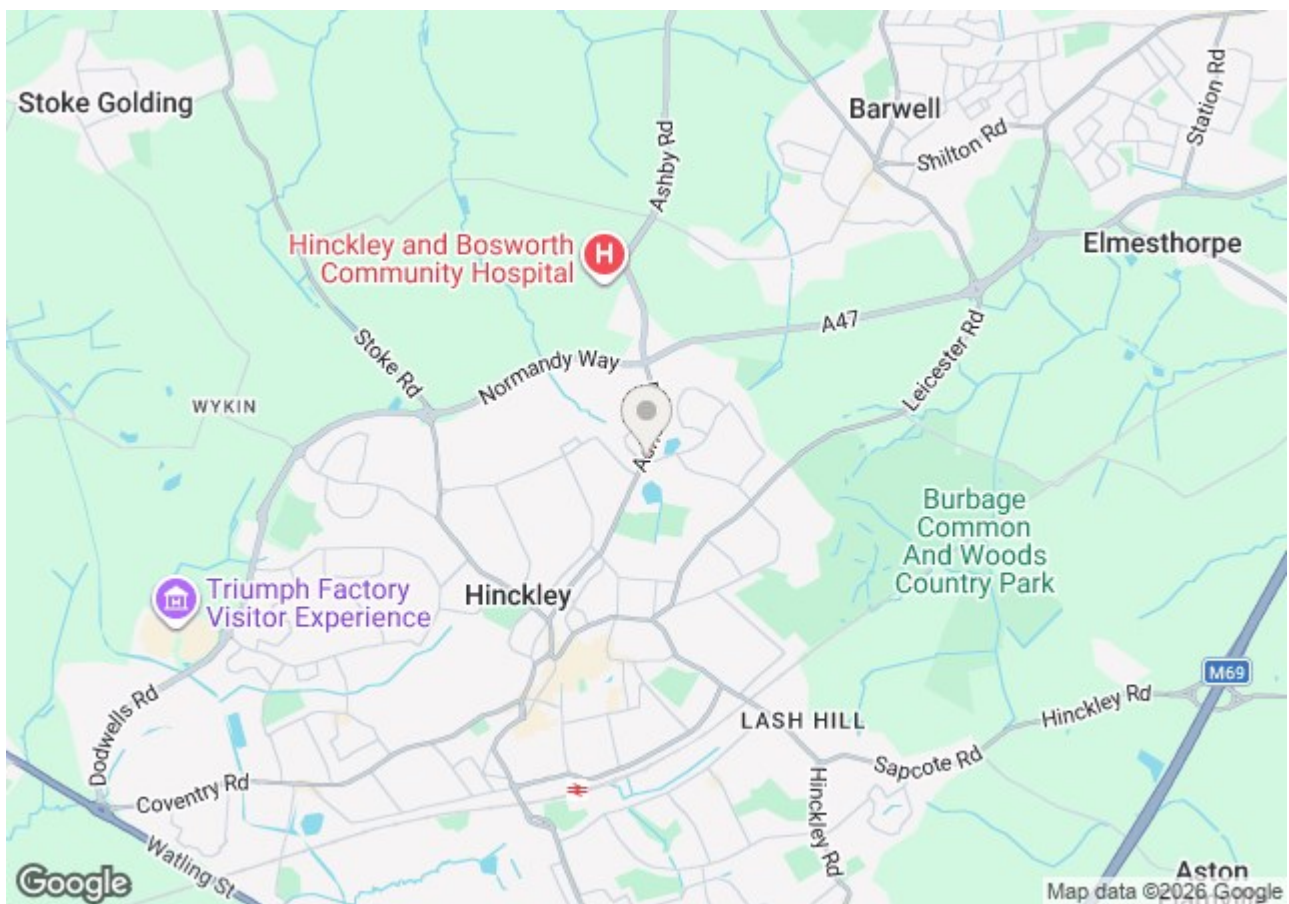


Energy Efficiency Rating

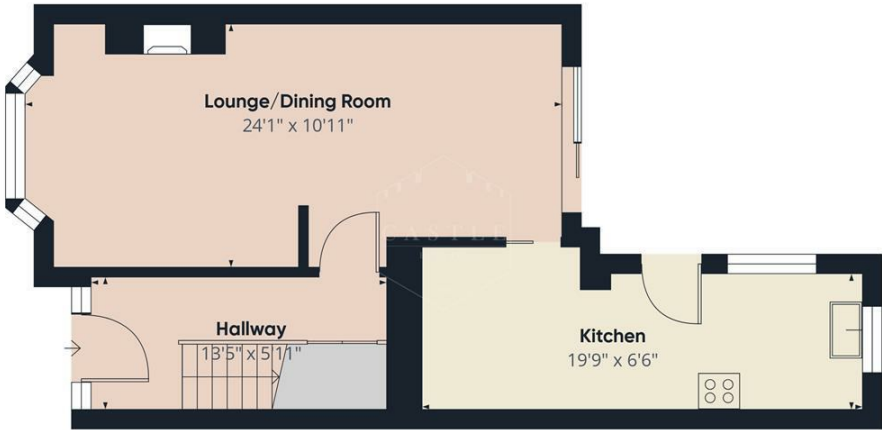
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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Floor 0



Floor 1

Approximate total area⁽¹⁾
840 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm
