

CASTLE ESTATES

1982

A BEAUTIFULLY PRESENTED AND MUCH IMPROVED THREE BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON A GOOD SIZED PLOT WITH COUNTRYSIDE VIEWS SITUATED IN A MOST SOUGHT AFTER NON ESTATE RESIDENTIAL LOCATION



**185 ASHBY ROAD
HINCKLEY LE10 1SH**

Offers In Excess Of £400,000

- Impressive Hall
- Spacious Dual Aspect Lounge
- Utility Room
- Three Good Sized Bedrooms
- Ample Off Road Parking & Garage
- Useful Ground Floor Office
- Superb Contemporary Fitted Kitchen
- Guest Cloakroom
- Modern Family Bathroom
- Sizeable Rear Garden With Countryside Views



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**** OPEN COUNTRYSIDE VIEWS TO REAR - LARGE PRIVATE PLOT **** This beautifully presented and much improved detached family residence must be viewed to fully appreciate its wealth of attractive, quality fixtures and fittings.

The accommodation boasts impressive entrance hall with useful office, spacious through lounge and dining room opening onto the private rear garden, well fitted kitchen and utility room with guest cloakroom off. To the first floor there are three bedrooms and a modern family shower room. Outside the property has parking for numerous cars leading to garage and a large private rear garden backing onto open countryside.

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band E (Freehold).

ENTRANCE HALL

15'9 x 8'3 (4.80m x 2.51m)

having feature arched composite front door with leaded lights, upvc double glazed window with obscure glass to side, built in cloaks cupboard, central heating radiator and coved ceiling. Spindle balustraded staircase to First Floor Landing.





OFFICE

6'10 x 6'5 (2.08m x 1.96m)

having upvc double glazed window to side with obscure glass.



LOUNGE/DINING ROOM

23'9 x 13'7 (7.24m x 4.14m)

having feature stone fireplace with gas living flame fire, herringbone solid wood parquet floor, coved ceiling, tv aerial point, three central heating radiators, upvc double glazed bow window with leaded lights to front, upvc double glazed side windows and French doors opening onto Garden.







KITCHEN

14'9 x 11'8 (4.50m x 3.56m)

having an attractive range of units including base units, drawers and wall cupboards, butchers block work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in oven, gas hob with cooker hood over, integrated under counter fridge, integrated dishwasher, inset LED lighting, upvc double glazed windows to side and rear. Archway to Utility Room.





UTILITY ROOM

12'2 x 5 (3.71m x 1.52m)

having matching units, work surfaces and inset sink with mixer tap, space and plumbing for washing machine, space for tumble dryer, space for upright fridge freezer, built in gas fired boiler for central heating and domestic hot water, central heating radiator, upvc double glazed window to side and door opening onto Garden.



GUEST CLOAKROOM

7 x 2'6 (2.13m x 0.76m)

having low level w.c., pedestal wash hand basin, ceramic tiled splashbacks and upvc double glazed window to side with obscure glass.



FIRST FLOOR LANDING

having spindle balustrading, upvc double glazed window with obscure glass to side, coved ceiling, access to fully insulated and boarded roof space.



BEDROOM ONE

13'6 x 12 (4.11m x 3.66m)

having central heating radiator, coved ceiling, upvc double glazed window to side and upvc double glazed bow window with leaded lights to front.



BEDROOM TWO

12'11 x 11'3 (3.94m x 3.43m)

having built in wardrobes, coved ceiling, central heating radiator, upvc double glazed window to side and rear.





BEDROOM THREE

8 x 8'3 (2.44m x 2.51m)

having central heating radiator and upvc double glazed window to front.



SHOWER ROOM

9 x 7'5 (2.74m x 2.26m)

having double shower cubicle with shower over, vanity unit with wash hand basin, integrated low level w.c, ceramic tiled splashbacks, chrome heated towel rail and upvc double glazed window with obscure glass to rear.



OUTSIDE

There is direct vehicular access over a good sized block paved driveway with standing for numerous cars leading to GARAGE (18'4 x 8'11) with up and over door, racking, power and light. Feature shrubbery to front, electric power point and hedged side boundary. Pedestrian access to a large private rear garden with patio area, mature lawn, trees, flower and shrub borders, greenhouse, garden shed, well fenced and hedged boundaries. Outside sensor lighting to front and rear. Open countryside to rear.





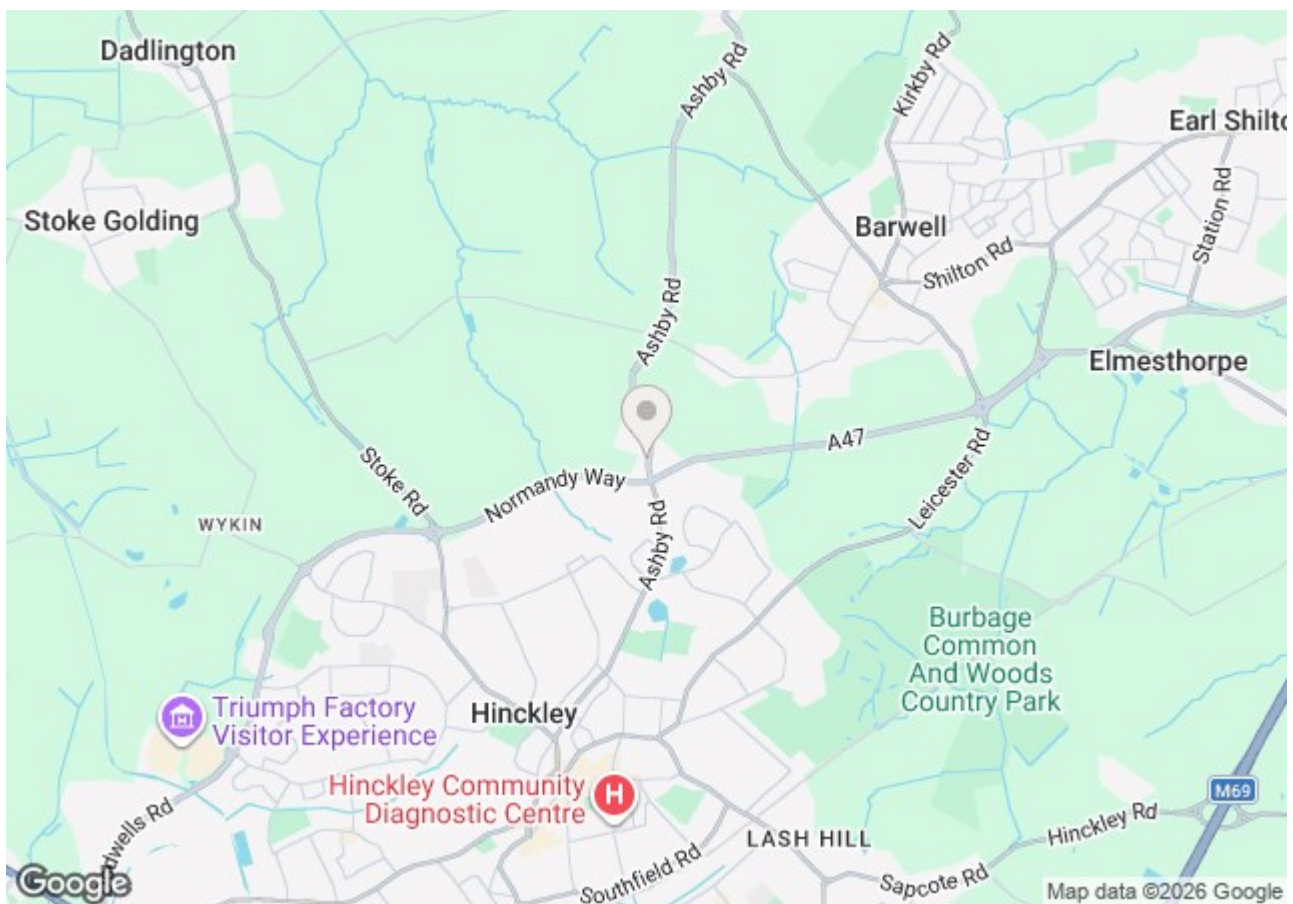


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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 CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Approximate total area⁽¹⁾
1378 ft²
Reduced headroom
7 ft²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft

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
