



190 Ashby Road

, Hinckley, LE10 1SW

Offers In The Region Of £520,000



An extended 4 bedroom, 2 bathroom, family detached house, located in one of Hinckley's most sought after location. The property occupies a larger than average position with established gardens and offers spacious family accommodation throughout with many unique features. The property has the additional benefits of gas central heating, PVCu double glazed window, attractive extended lounge, spacious dining room, extended luxury fitted breakfast kitchen, utility room, guest cloakroom, walk-in store room, bedroom1 ensuite bathroom, luxury bathroom, established large than average established garden, integral garage and driveway with parking for several cars.

The property is ideally located close to all local amenities, including local shops, schools and regular public transport services.

The property is within commuting distance of all major road links, such as the A5, M69, M6 and M1.

VIEWING ESSENTIAL.



Canopy porch. 9'2" (max) x 4'3" (max). (2.80 (max) x 1.30 (max).)

Reception hall. 20'0" x 6'4". (6.10 x 1.95.)

Composite door, adjacent PVCu double glazed window, staircase with spindled balustrade , understairs cupboard, ceramic tiled floor, wall light point and smoke alarm.

Spacious dining Room (front). 18'8" (into bay) x 12'0". (5.69 (into bay) x 3.68.)

Walk-in PVCu double glazed bay window, feature open hearth fireplace with raised hearth, engineered oak floor, radiator and picture rail.

Extended lounge (rear). 21'3" x 11'8". (6.50 x 3.56.)

Twin PVCu double glazed French doors, adjacent PVCu double glazed windows, engineered oak floor, radiator and coving.

Guest cloakroom (fully tiled). 6'7" x 3'5". (2.01 x 1.06.)

Suite in white, low flush wc, wash hand basin and ceramic tiled floor.

Spacious extended breakfast kitchen (rear). 17'11" (max) x 14'10"(max). (5.47 (max) x 4.54(max).)

Stainless steel sink, range of attractive base and wall units (8 base inclusive of pan drawers and 2 wall units) finished in 'high gloss cream', integral breakfast bar with a further 8 base units finished in 'high gloss cream', solid work surfaces, ceramic tiled floor, fitted freezer, dish washer, 'rangemaster', extractor fan, PVCu double glazed window, PVCu double glazed side door and ceramic wall tiling.

Walk-in store /pantry. 8'10" x 5'6". (2.71 x 1.68.)

Ceramic tiled floor and PVCu double glazed window;

Utility room. 10'0" x 6'3". (3.06 x 1.92.)

Circular stainless steel sink, base unit, associated work surface, laminate floor, radiator, fire door leading to the garage and a wall mounted condensing (fan assisted) Viessman Vitodens 100) gas fired boiler.

First floor landing. 9'10",0'0" x 7'4" (3,00 x 2.25)

Wall light point, roof void access hatch, radiator and smoke alarm.

Bedroom 1 (rear). 15'7" x 10'0". (4.75 x 3.06.)

PVCu double glazed window and radiator.

Ensuite bathroom (front). 9'10"x 9'0". (3.02x 2.75.)

Full suite in white, 'stand alone' bath, wash hand basin, low flush wc, fitted corner shower cubicle with a chrome mixer shower inclusive of curved glazed doors, ceramic tiled floor, ladder styled radiator, ceramic wall tiling /attractive wall panelling and downlights to the ceiling.

Bedroom 2 (front). 16'5" x 12'9". (5.01 x 3.90.)

PVCu double glazed window, radiator and fitted triple wardrobes,

Bedroom 3 (rear). 12'5" x 11'7". (3.79 x 3.54.)

PVCu double glazed window and radiator.

Bedroom 4 (rear). 8'6" x 7'1". (2.60 x 2.18.)

PVCU double glazed window and radiator,

Luxury bathroom (front). 10'7" x 6'2". (3.23 x 1.88.)

Full suite in white, 'stand alone' bath, wash hand basin. low flush wc, corner fitted shower cubicle with a chrome mixer shower inclusive of curved glazed doors, ceramic wall tiling and ladder styled radiator.

Outside.

Attractive enclosed front garden with stoned driveway with parking for several cars, twin wrought iron gates and lawn,

Established picturesque rear garden some 100' in length, lawn, paved patio water tap security light, summer house and side gated access.

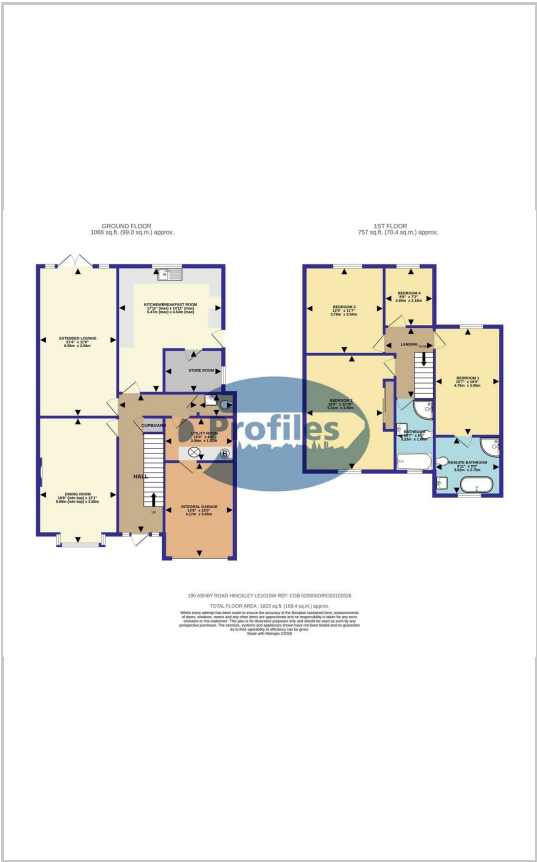
Garage. 13'8" x 10'0" (4.17 x 3.05)

Up and over door, light and power points with rear door access to the utility room.

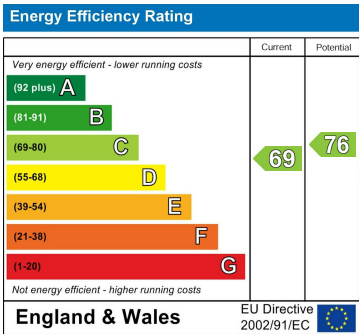
Area Map



Floor Plans



Energy Efficiency Graph



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