



7 Hinckley Road, Aston Flamville, Hinkley, Leicestershire, LE10 3AG

HOWKINS &  
HARRISON

7 Hinckley Road,  
Aston Flamville, Hinkley,  
Leicestershire, LE10 3AG

Guide Price: £500,000

Set within a picturesque countryside setting and enjoying open views to both the front and rear, this generously proportioned four-bedroom home offers flexible living space ideal for modern family life, home working or business use, all complemented by a beautifully landscaped garden and excellent outdoor entertaining areas.

#### Features

- Spacious four bedroom home
- Open plan kitchen/diner with island breakfast bar
- Open field views
- Sitting room & conservatory extension
- Master suite with dressing room, en-suite & Juliet balcony
- Large utility & storage area
- Separate office/business space with independent entrance
- Landscaped garden with hot tub & additional rear section
- Set back with ample parking
- Energy Rating-D



## Location

Aston Flamville is a small, quietly self-contained village set amid the gently rolling countryside of south-west Leicestershire. Approached by narrow lanes bordered with hedgerows and fields, the village has a distinctly rural character, shaped by farming land that stretches out in all directions.

At the heart of the village stands the parish church, a longstanding landmark that reflects Aston Flamville's deep historical roots and sense of continuity. Around it, the village retains a calm, lived-in atmosphere where daily life follows the rhythms of the surrounding countryside.

Leicester – approximately 12–14 miles to the north-east

Nuneaton – to the south-west in Warwickshire

M69 motorway – close by, providing direct links between Leicester and Coventry.



## Ground Floor

Upon entering the property, a welcoming entrance hallway provides access to the principal living spaces. To the left is a spacious and light filled living room, featuring a gas fireplace and an attractive bay window overlooking the front aspect. This room flows seamlessly into a well-designed conservatory extension, benefiting from central heating, an insulated roof and direct access to the rear garden, making it a comfortable and versatile space throughout the year.

To the right of the hallway lies the open-plan kitchen diner, which has been opened up to create a sociable and contemporary space. The kitchen is fitted with an electric oven and hob. This is centred around a substantial island breakfast bar, ideal for both everyday family living and entertaining. A window to the rear provides pleasant garden views.

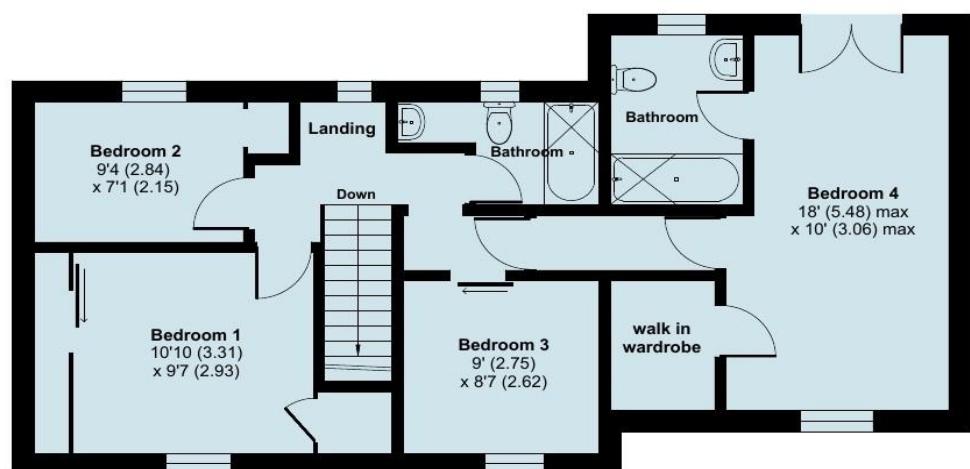
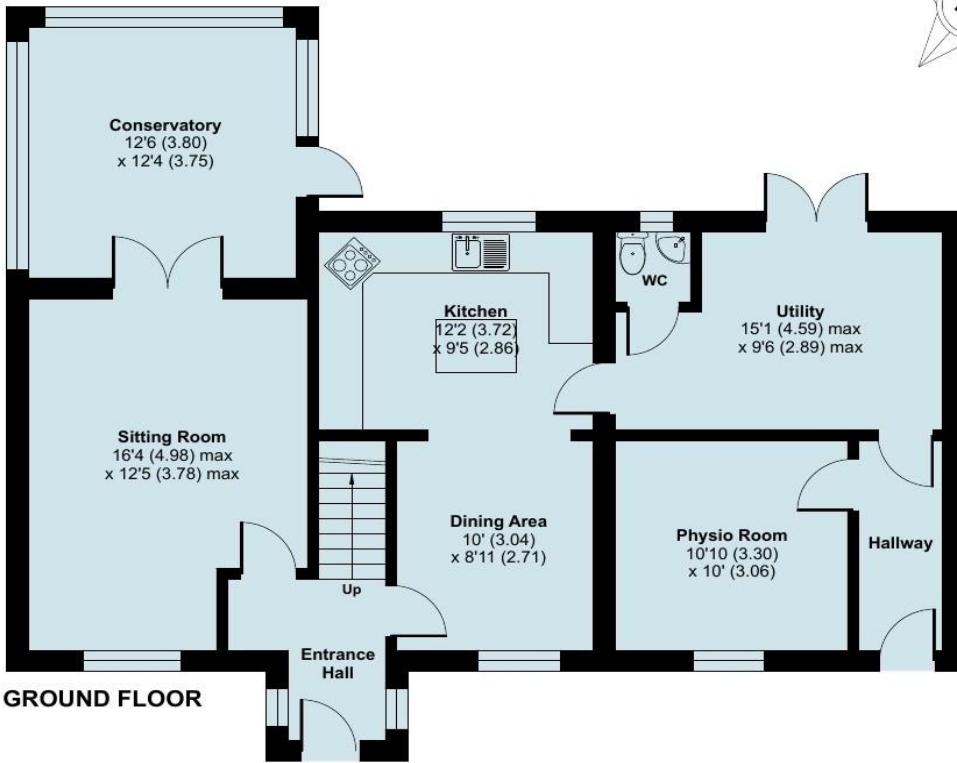
Leading on from the kitchen is a downstairs WC with shower cubicle, along with a large utility and storage area. This practical space also features double French doors opening directly onto the rear garden, enhancing the indoor-outdoor flow.

The property further benefits from a separate office or business space with its own independent entrance, offering excellent potential for those working from home, running a business, or seeking conversion into an annexe, subject to the necessary permissions.

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Approximate Area = 1649 sq ft / 153.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.  
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## First Floor

To the first floor, the landing enjoys natural light from a window overlooking the garden and surrounding fields. The property offers four well-proportioned bedrooms, all enjoying attractive front and rear field views.

The master bedroom overlooks the rear garden and features a Juliet balcony, while also enjoying front field views. This impressive suite includes a separate dressing room or walk-in wardrobe and a spacious en-suite bathroom with shower over bath.

Bedroom Two overlooks the front fields and includes fitted wardrobe space, while Bedroom Three is a good-sized double to the front with an alcove providing useful wardrobe space. Bedroom Four is currently utilised as a home office but would also be well suited as a single bedroom or nursery, overlooking the rear garden.

## Outside

Externally, the property boasts a mature, landscaped garden with side access and an additional section of garden to the rear. A hot tub is also included, creating an ideal setting for outdoor relaxation and entertaining, all while enjoying the surrounding countryside outlook. This property is nicely set back from the road and offers substantial parking.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.





## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01455-559203.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

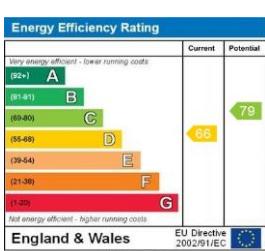
## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

Blaby District Council - Tel:0116-2750555

Council Tax Band - D



## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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