



# 50 Ashby Road

, Hinckley, LE10 1SL

Offers In The Region Of £179,950



An immaculately presented, cottage style, 2 bedroom end terraced house. The property has the benefit of gas central heating (condensing combination boiler), PVCu double glazing, modern fitted kitchen, two reception rooms, luxury bathroom with separate walk-in infinity shower, walled fore garden , enclosed rear garden.

Ideally located in one of Hinckley's most popular locations, close to all local amenities and accessible for commuting to all major road links, such as the A5, M69, M1 and M6.

NO CHAIN.

MUST BE VIEWED.



**Attractive lounge (front). 11'10" x 10'9". (3.63 x 3.28.)**

Composite double glazed door, PVCu double glazed window, radiator, LVT floor, feature fireplace with cast iron grate and raised hearth.

**Spacious dining room (rear). 13'2" x 12'4". (4.02 x 3.76.)**

PVCu double glazed window, radiator, LVT floor, understairs cupboard and staircase to the first floor.

**Modern fitted kitchen (rear). 12'7" x 6'6". (3.85 x 2.00.)**

Stainless steel sink, range of attractive base and wall units (5 base and 4 wall) finished in high gloss white, associated contrasting work surfaces, plumbing for a washing machine, integral breakfast bar, split level ceramic hob, electric (fan assisted ) oven, extractor hood, radiator, obscure PVCu double glazed side door, PVCu double glazed rear window, ceramic wall tiling and wall mounted (fan assisted) gas fired condensing combination boiler (Ideal Instinct).

**First floor landing. 13'8" (max) x 9'3" (max). (4.18 (max) x 2.82 (max).)**

Roof void access hatch and smoke alarm.

**Bedroom 1 (front). 9'10",249'4" x 11'0". (3.76 x 3.36.)**

PVCu double glazed window, radiator and coving.

**Bedroom 2 (rear). 10'5" x 9'0". (3.20 x 2.75.)**

PVCu double glazed window, radiator and fitted cupboard/ wardrobe.

**Luxury bathroom (rear). 12'7" x 6'6". (3.85 x 2.00.)**

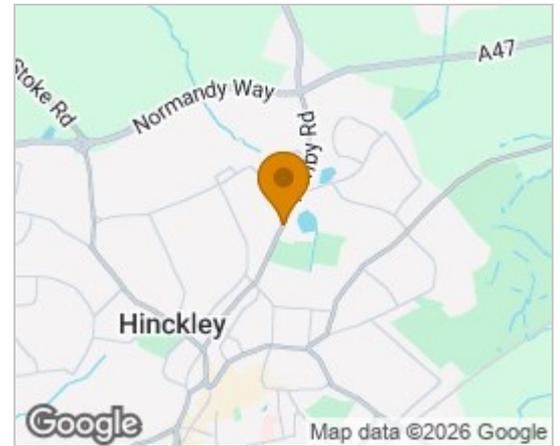
Full suite in white, panel bath, wash hand basin, low flush wc and separate infinity shower with rainfall shower head, chrome ladder style radiator, downlights to the ceiling, ceramic wall tiling and obscure PVCu double glazed window.

**Outside.**

Walled low maintenance fore garden,

Enclosed rear garden with patio area, established lawn, water tap and side gated access.

**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.