



204 Ashby Road

, Hinckley, LE10 1SW

Offers In The Region Of £550,000



A bespoke substantial four bedroomed family detached house maintained to a high standard and located in a popular and sought after location. Additional benefits of gas central heating, PVCU double glazing, parking for several cars. Annex to rear garden with car pit,

The property is ideally located close to all local amenities to include local shops, schools and public transport services. The property is accessible for commuting to all major motor links such as the A5, M69, M1 and M6. VIEWING ESSENTIAL



Profiles Estate Agents



Profiles Estate Agents



Profiles Estate Agents

Modern Breakfast kitchen 25'1" max x 13'4" (7.65 max x 4.07)

Having twin UPVC double glazed bay windows, attractive sink, range of base and wall units comprising of nine base and four wall, two tall cupboards, ceramic tiled floor, radiator, American style fridge, fitted dishwasher, radiator, Stoves feature range with seven burner gas hob, twin fan assisted electric ovens, extractor hood, walk in cupboard with obscure double glazed window, ceramic tiled floor.

Utility Room (side) 13'2" x 5'10" (4.03 x 1.79)

Having ceramic tiled floor, work surface, twin circular stainless steel sink units, three base units, one wall unit, wall mounted fan assisted condensing combination boiler (Worcester 28 si), radiator, obscure double glazed window.

Family Room (side) 19'4" x 11'5" (5.91 x 3.49)

Having twin UPVC double glazed windows, electric fire, staircase with spindle balustrade to first floor, radiator.

Spacious Lounge (rear) 18'6" x 12'11" (5.66 x 3.95)

Having twin UPVC double glazed french doors, double glazed bay window, twin radiators, feature electric fire.

Modern Fully Tiled Luxury Bathroom (side) 10'0" x 5'11" (3.06 x 1.81)

Having suite in white comprising of feature double bath with chrome mixer shower, wash hand basin in vanity unit, low level flush wc, chrome ladder style radiator, ceramic tiled floor, obscure double glazed window.

Bedroom 4 (side) 10'0" x 10'5" (3.06 x 3.20)

Having UPVC double glazed window, radiator.

First Floor

Landing 8'0" x 6'10" (2.46 x 2.10)

Wc 4'1" x 2'8" (1.26 x 0.82)

Having wash hand basin, wc, double glazed vellux roof light.

Bedroom 1 (side) 14'0" max x 13'2" max (4.29 max x 4.03 max)

Having fitted twin double wardrobes, range of base units, UPVC double glazed window, radiator.

En Suite Shower 10'11" x 10'9" min (3.35 x 3.28 min)

Having full suite in White comprising of wash hand basin in vanity unit, low level flush wc, walk in fully tiled infinity tiled shower cubicle with chrome mixer shower, rainfall head. Fully fitted built in wardrobes finished in High Gloss, feature radiator, twin UPVC double glazed bay windows.

Bedroom 2 (front) 13'5" x 8'10" min (4.1 x 2.7 min)

Having fitted twin double cupboards to eaves, UPVC double glazed windows to front and side, radiator.

Bedroom 3 (through) 16'2" x 14'2" (4.95 x 4.34)

Having UPVC double glazed windows to front and rear, storage to eaves, radiator.

Outside

Front Garden

Having block paved driveway and parking for several cars.

Enclosed Rear Garden

Having secure parking, lawn and water tap.

Car Port 27'5" x 7'10" (8.38 x 2.40)

Having twin double front gates.

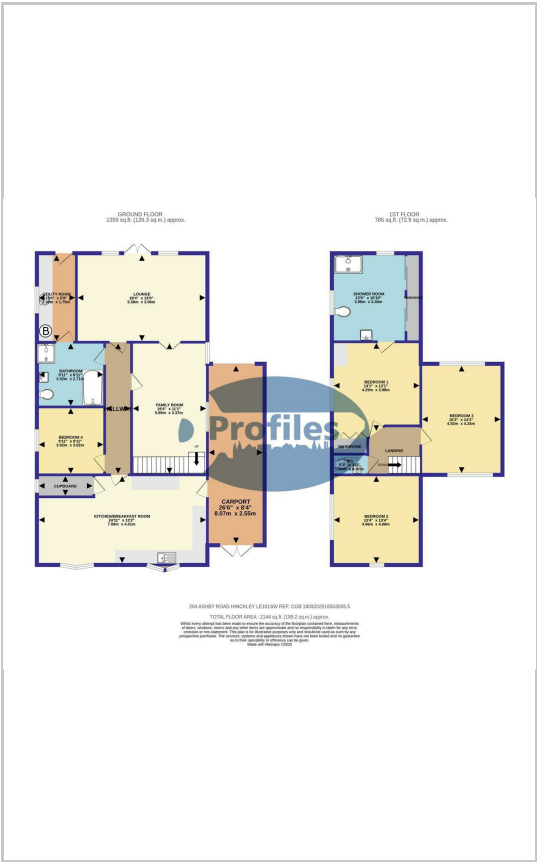
Annex to Rear Garden

Has full plumbing and electrics, ground floor car pit. Can be converted into a stand alone full annex or possibly attached to main house by extension.

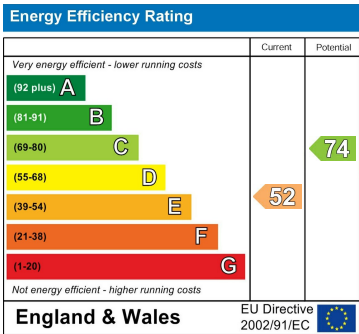
Area Map



Floor Plans



Energy Efficiency Graph



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.