



## 51 Ashby Road

, Hinckley, LE10 1SG

Offers In The Region Of £310,000



A tastefully decorated, extended 3 bedroom, traditional semi detached house situated in a highly sought after and popular location and maintained to the highest standard. Additional benefits of gas central heating (combi boiler) PVCu double glazing, luxury extended breakfast kitchen with feature roof lantern, modern bathroom with shower, guest cloakroom, utility room, boarded loft, established rear garden, deep low maintenance front garden with driveway and parking for several cars.

Ideally situated close to local amenities and accessible for commuting to all major road links such as M1, M6, M69 & A5.

MUST BE VIEWED.



**Recessed porch 3'0" x 2'0" (0.91 x 0.62)**

**Reception Hall 13'0" x 7'2" (3.97 x 2.19)**

Composite double glazed door, PVCu side window and fitted cupboard with wall mounted combination gas fire fan assisted flue boiler.

**Lounge (front). 12'8" (into bay) x 10'11" (3.87 (into bay) x 3.33)**

Walk in PVCu double glazed bay window, radiator, picture rail and feature fire place with raised hearth.

**Attractive dining room (rear). 12'5" x 11'1". (3.81 x 3.39.)**

Radiator and coving.

**Extended breakfast kitchen (rear). 18'4" x 13'9" (5.59 x 4.19)**

One and a half bowl composite sink unit, range of base and wall units (5base and 2 pan drawers)finished in dark graphite, tall pull out larder, contrasting work surfaces, laminate flooring, PVCu double glazed window, double glazed French doors, feature PVCu double glazed roof lantern, split level gas hob (5 burner), double electric fan assisted oven with extractor hood (ducted), down lights to ceiling and ladder style radiator.

**Utility room (side). 7'10" x 6'9". (2.39 x 2.07.)**

PVCu double glazed window, work surface, plumbing for a washing machine and radiator.

**Guest Cloakroom (side) 6'2" x 3'4" (1.87 x 1.01)**

Obscure PVCu double glazed window, corner hand wash basin and a low flush wc,

**First floor landing 7'4" x 7'0" (2.23 x 2.13)**

Obscure PVCu double glazed side window and roof void access leading to a boarded roof void with a retractable aluminium ladder..

**Modern bathroom (rear) 8'1" 7'0" (2.48 2.14)**

Full suite in white, panel bath with mixer shower, pedestal wash hand basin and vanity unit with one integral base door, low flush wc, ceramic tiled floor, ladder style radiator, obscure PVCu double glazed window and ceramic wall tiling,

**Bedroom 1 (front) 12'11" (into bay) x 10'7" (3.94 (into bay) x 3.23)**

Walk in PVCu double glazed bay window and radiator.

**Bedroom 2 (rear) 12'4" x 11'3" (3.77 x 3.42)**

PVCu double glazed window, radiator and ornate fireplace.

**Bedroom 3 (front) 7'0" x 6'11" (2.13 x 2.10)**

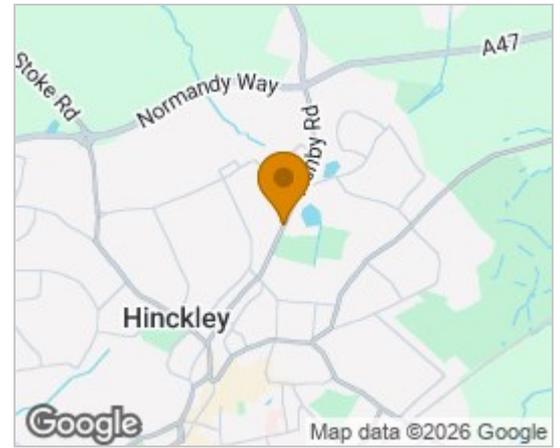
PVCu double glazed window and radiator, including air conditioning.

**Outside**

Low maintenance front garden with parking for several cars and driveway.

Side gated access to enclosed, established lawned rear garden and decking with canopy.

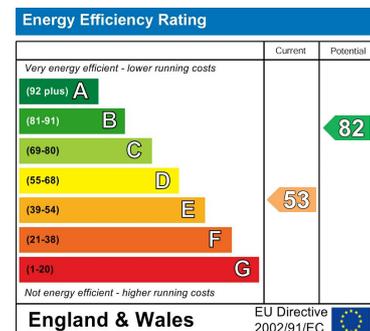
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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