



# 105 Ashby Road

, Hinckley, LE10 1SQ

Offers In The Region Of £499,950



An immaculately presented, extended, show standard, 4 bedroom, 2 bathroom, family detached house, located in one of Hinckley's most sought-after locations. The property has the benefits from, PVCu double glazing, gas central heating (condensing system boiler), spacious lounge, extended dining room, luxury fitted breakfast kitchen, utility room, guest cloakroom, extended bedroom 1 with ensuite shower, modern shower room, established landscaped rear garden some 90' in length, tandem detached double garage with side entrance and glazed window, front garden with in and out driveway and parking for several cars.

The property is ideally located within reasonable distance from all local amenities, whilst being accessible for commuting to all major road links, such as the A5 M69, M1 and M6.

VIEWING ESSENTIAL.



**Fully enclosed porch. 10'6" x 3'3". (3.21 x 1.01.)**  
PVCu double glazed windows, obscure PVCu double glazed side door and radiator.

**Reception hall. 14'3" x 6'6". (4.36 x 2.00.)**  
Staircase with spindled balustrade, PVCu double glazed window, radiator, room stat and smoke alarm .

**Luxury fitted breakfast kitchen (Shaker Style) 14'1" (max) x 13'5" (max). (4.31 (max) x 4.14 (max).)**  
Composite sink, range of attractive base and wall units ( 16 base and 10 wall) finished in 'sage' and contrasting 'maga' worksurfaces and breakfast bar, ceramic tiled floor, radiator, plumbing for a washing machine, coving. fitted ranger with hob, electric ovens, extractor hood (ducted), integrated, dishwasher, fridge, freezer, PVCu double glazed rear window and obscure PVCu double glazed side door.

**Utility room. 16'9" (max) x 6'5" (max). (5.11 (max) x 1.98 (max).)**  
With integral front porch, fitted cupboard, rear and front PVCu double glazed doors.

**Boiler room (side). 4'0" x 2'11". (1.23 x 0.91.)**  
Obscure PVCu double glazed window and a wall mounted fan assisted gas fired condensing boiler (Greenstar 30CDI Classic System ErP).

**Guest cloakroom Fully tiled (rear). 4'9" x 2'11". (1.47 x 0.91.)**  
Corner wash hand basin, low flush wc and obscure double glazed window.

**Spacious lounge (front). 17'8" x 13'1". (5.41 x 4.00.)**  
PVCu double glazed bay window, radiators, features electric fire in an attractive surround with a marble hearth, two wall light points and coving.

**Extended dining room (rear). 17'1" x 11'6". (5.23 x 3.51.)**  
Twin PVCu double glazed French doors, adjacent PVCu double glazed side windows, further PVCu double glazed side window, radiator and coving.

**First floor landing. 10'10" (max) x 10'6" (max). (3.31 (max) x 3.209 (max).)**  
PVCu double glazed windows, radiator, airing cupboard, roof void access hatch leading to fully boarded roof space with PVCu glazed side window.

**Separate toilet. 6'6" x 2'11". (2.00 x 0.90.)**  
Low flush wc, obscure PVCu double glazed side window and radiator.

**Modern shower room (rear). 7'3" x 6'5". (2.21 x 1.96.)**  
Suite in white, corner shower cubicle with an electric shower with twin curved glazed doors, wash hand basin in vanity with 3 base cupboards finished in high gloss white, chrome ladder style radiated, ceramic tiled floor and PVCu double glazed window.

**Extended bedroom 1 (rear). 17'1" (max) x 11'3" (max). (5.23 (max) x 3.44 (max).)**  
PVCu double glazed window and radiator.

**Ensuite shower (side). Fully tiled. 6'5" x 5'4". (1.98 x 1.64.)**  
Suite in white, corner shower cubicle with chrome mixer shower, wash hand basin in vanity, low flush wc, downlights to the ceiling, extractor fan, chrome ladder style radiator and ceramic tiled floor.

**Bedroom 2 (front). 12'5" x 7'4". (3.80 x 2.26.)**  
PVCu double glazed window and radiator.

**Bedroom 3 (rear). 10'2" x 6'11". (3.11 x 2.13.)**  
PVCu double glazed window and radiator.

**Bedroom 4 (side). 10'2" x 9'2". (3.12 x 2.81.)**  
PVCu double glazed window and radiator.

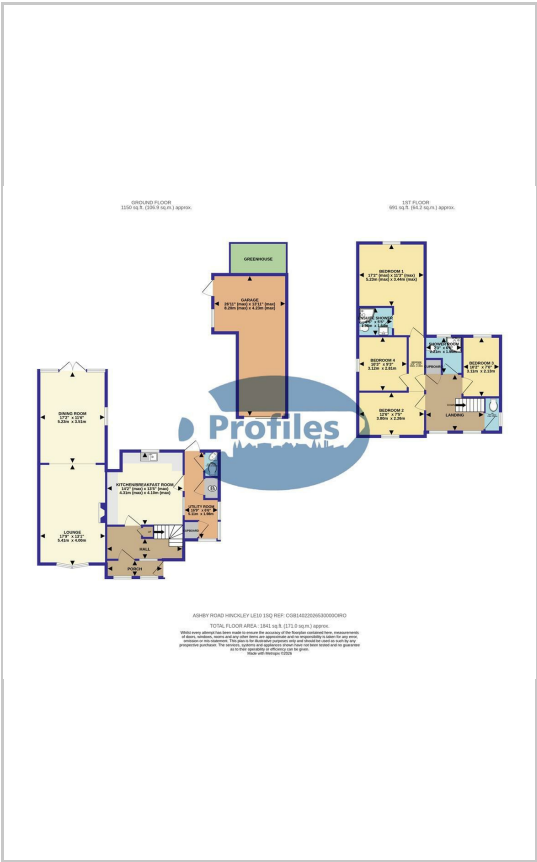
**Outside.**  
Attractive front garden with in and out drive with wrought gates and parking for several cars.

Landscaped picturesque, established rear garden approaching some 90' in length, with lawn, patio, security light, gated side access, green house, garden shed with mains power and further garden shed with mains power.

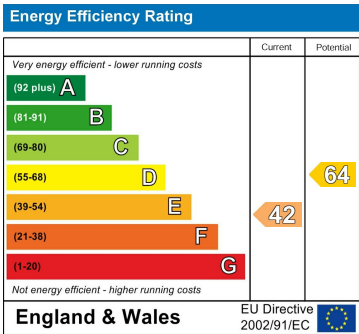
Area Map



Floor Plans



Energy Efficiency Graph



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