

# CASTLE ESTATES

1982

**A WELL PRESENTED TRADITIONAL THREE BEDROOMED DETACHED FAMILY RESIDENCE  
STANDING ON A LARGE MATURE PLOT WITH AMPLE PARKING, GARAGE AND  
APPROXIMATELY 100 FT LONG PRIVATE REAR GARDEN SITUATED IN A MOST SOUGHT  
AFTER AND CONVENIENT LOCATION**



**28 ASHBY ROAD  
HINCKLEY LE10 1SL**

**Offers In Excess Of £325,000**

- Hall & Guest Cloakroom
- Good Sized Lounge
- Upvc Double Glazed Sun Room
- Family Bathroom
- Superb 100ft Long Private Rear Garden
- Attractive Snug To Front
- Well Fitted Kitchen
- Two Double Bedrooms & Further Nursery/Office
- Ample Off Road Parking & Garage
- VIEWING ESSENTIAL



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

info@castles-online.co.uk - 01455 617997

www.castles-online.co.uk



Situated on the desirable Ashby Road in Hinckley, this charming detached house, built in 1959, offers a perfect blend of comfort and space. With three well-proportioned reception rooms and good sized kitchen this property is ideal for both entertaining guests and enjoying family time. The three bedrooms provide ample accommodation, making it suitable for families or those seeking extra space for guests or a home office.

One of the standout features of this home is the large private plot, which includes an impressive rear garden that stretches approximately 100 feet in length. This expansive outdoor space is perfect for gardening enthusiasts, children to play, or simply enjoying the tranquillity of your own private retreat.

Situated in a sought-after town centre location, residents will benefit from easy access to local amenities, shops, and transport links, ensuring convenience is at your doorstep. This property presents a wonderful opportunity for those looking to settle in a convenient location while enjoying the peace and privacy that a detached home offers.

In summary, It is an excellent choice for anyone looking to make a home in Hinckley.

### **COUNCIL TAX BAND & TENURE**

Hinckley and Bosworth Borough Council - Band C (Freehold).

### **ENTRANCE HALL**

15'1" x 6'0" (4.62m x 1.84m )

having upvc double glazed front door and side windows with feature leaded lights, central heating radiator, ornate coved ceiling and dado rail. Staircase to First Floor Landing with useful storage cupboard beneath.





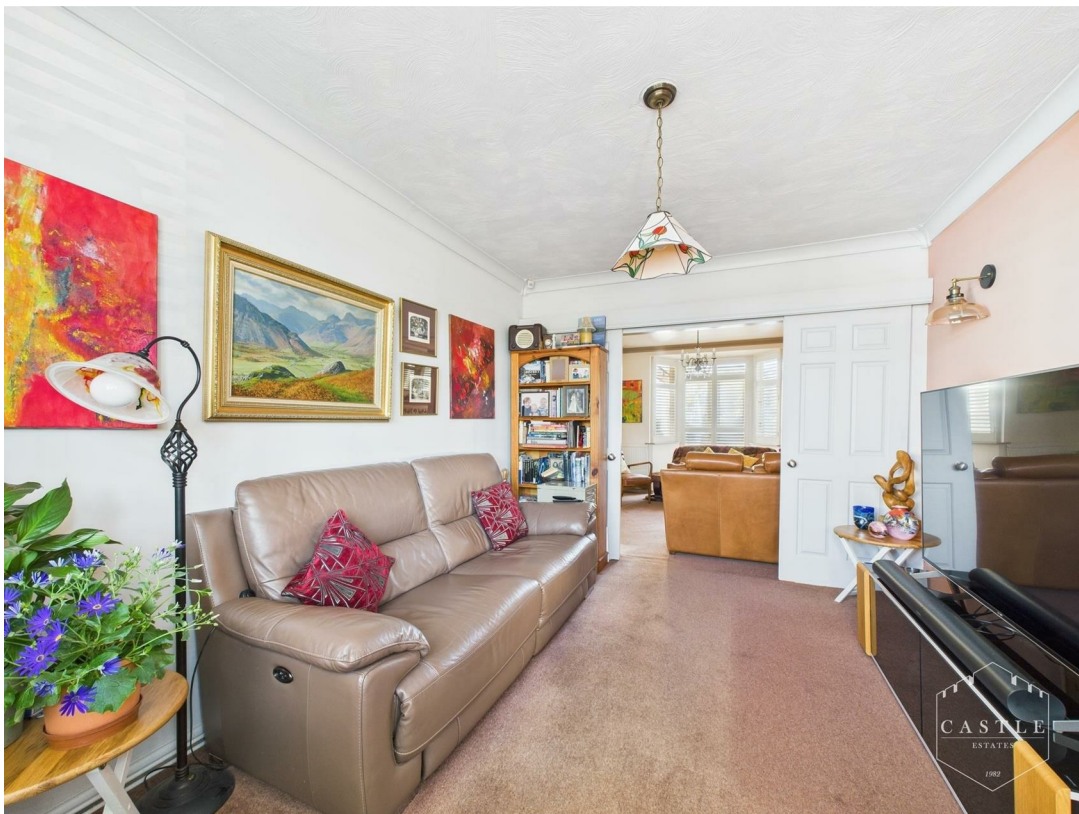
## FRONT SNUG/BEDROOM

11'11" x 10'0" (3.65m x 3.07m )

having upvc double glazed bay window to front, central heating radiator, tv aerial point, wall light points and coved ceiling. Double doors opening onto Lounge.



## FRONT SNUG/BEDROOM





**LOUNGE**

16'4" x 12'1" (5m x 3.69m )

having feature carved wooden surround with fire, cast iron back and hearth, coved ceiling, central heating radiator, double glazed side windows and double doors opening onto rear garden. Double doors opening onto Inner Hall.

**LOUNGE**



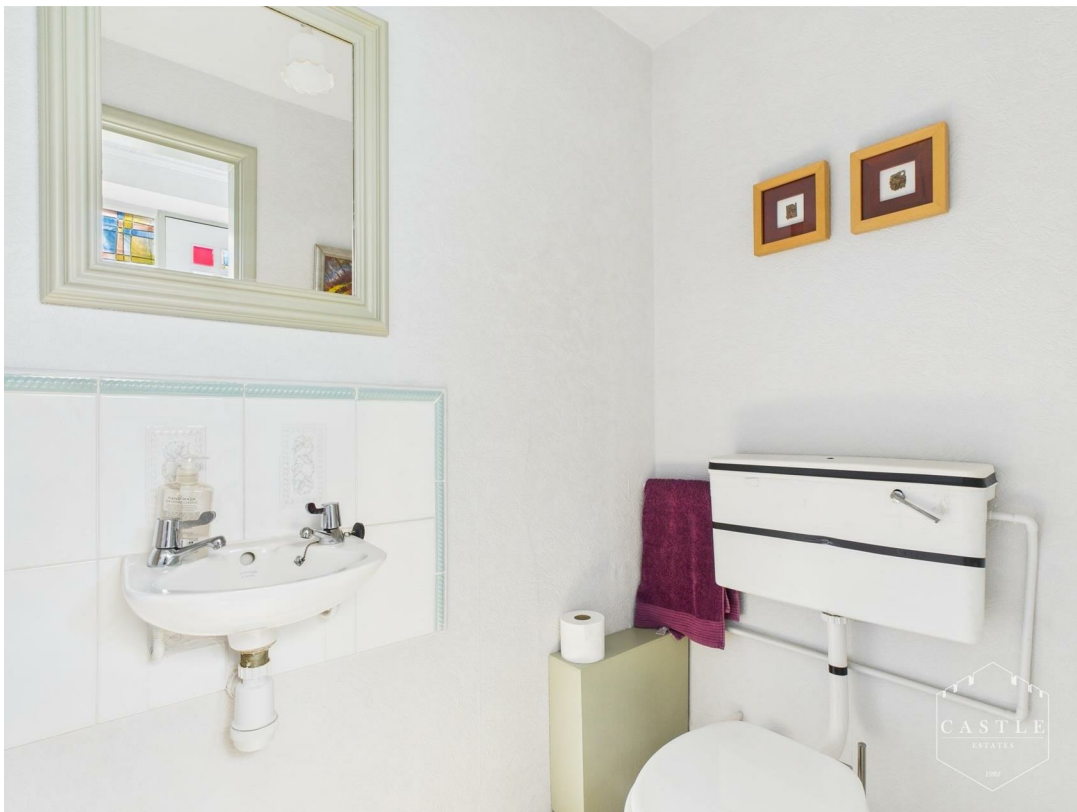
## INNER HALL

having central heating radiator, tiled flooring, ornate coved ceiling, dado rail, feature stained glass window and door to Outside. Fire door to Garage.



## GUEST CLOAKROOM

having low level w.c., wash hand basin with tiled splashback and extractor fan.



## DINING KITCHEN

13'7" x 8'11" (4.16m x 2.73m )

having an attractive range of wood effect units including base units, drawers and wall cupboards, contrasting work surfaces and inset stainless steel sink with mixer tap, ceramic tiled splashbacks, built in electric double oven and gas hob with cooker hood over, space and plumbing for washing machine, space for fridge and freezer, central heating radiator, ceramic tiled floor and two feature archways looking through and opening onto Sun Room.





## DINING KITCHEN



## DINING KITCHEN





## SUN ROOM

11'7" x 10'7" (3.55m x 3.25m )

having electric heater, wood effect flooring, brick base, upvc double glazed windows and French doors opening onto the Garden.



## SUN ROOM





## FIRST FLOOR LANDING

8'1" x 6'0" (2.47m x 1.85m )

having access to the part boarded roof space with drop down ladder, ornate coved ceiling, dado rail and upvc double glazed window to side.



## BEDROOM ONE

12'1" x 8'3" (3.70m x 2.53m )

having range of built in wardrobes with sliding doors and mirrored fronts, central heating radiator and upvc double glazed window to rear.





## BEDROOM TWO

11'11" x 10'0" (3.64m x 3.06m )

having central heating radiator and upvc double glazed window to front.



## OFFICE/NURSERY

8'7" x 6'0" (2.62m x 1.85m )

having built in wardrobe/cupboard, central heating radiator and upvc double glazed window to front.





## **FAMILY BATHROOM**

6'11" x 5'11" (2.13m x 1.81m )

having white suite including P ended bath with rain shower over and curved glass screen, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, chrome heated towel rail and upvc double glazed window with obscure glass.



## OUTSIDE

There is direct vehicular access over a good sized driveway with ample off road parking leading to GARAGE (4.60m x 2.16m) having up and over door, power and light. Hedged front boundaries and feature shrubbery. A fully enclosed, large and private rear garden approximately 100 ft long with many seating areas, array of mature trees, flowers and shrubs, ornamental pond, lawns, garden with water tap, well fenced and hedged boundaries.





OUTSIDE



OUTSIDE





OUTSIDE



OUTSIDE




OUTSIDE




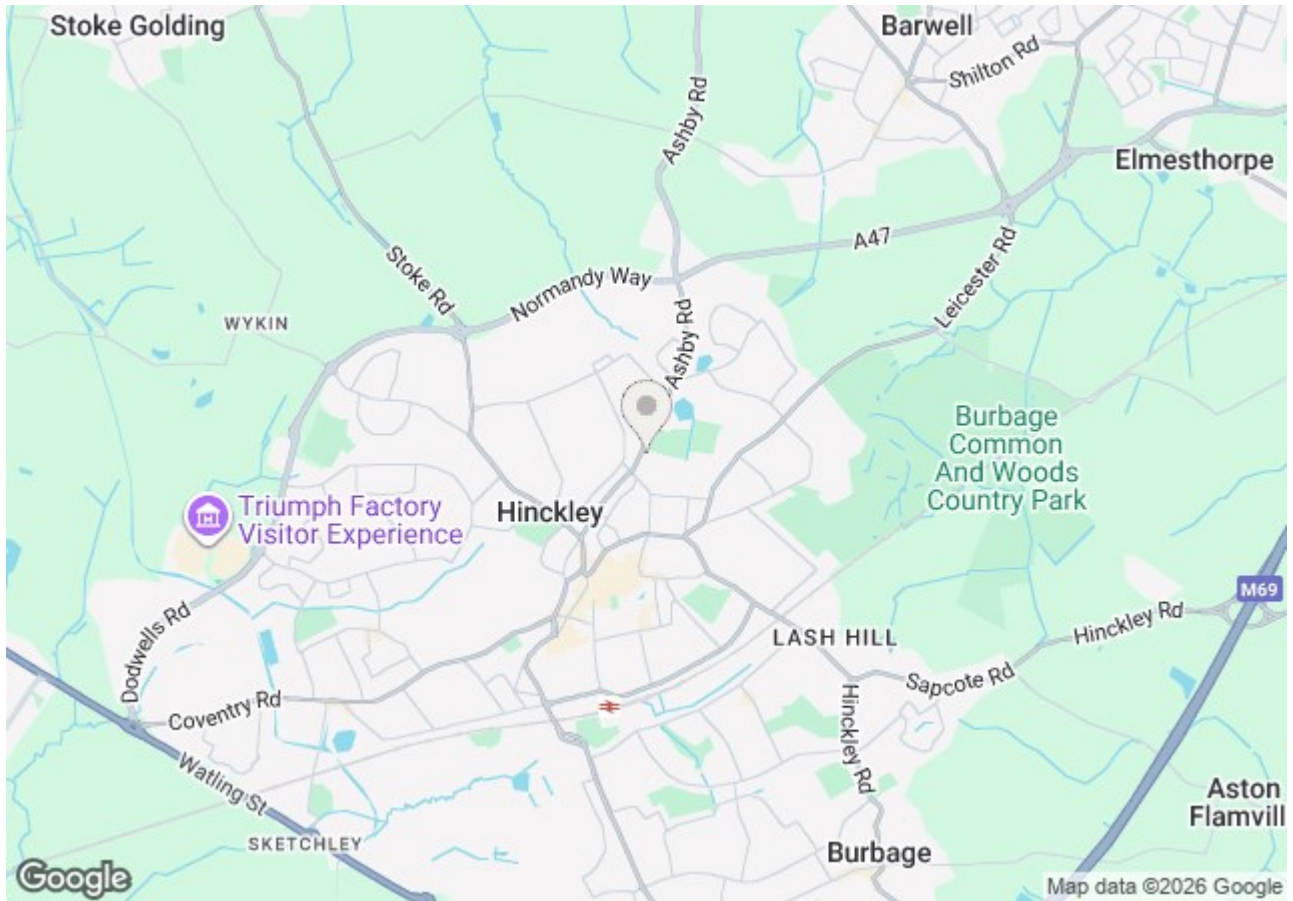


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	59	84
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
		Current			Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		59			84
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



Approximate total area<sup>(1)</sup>  
110.64 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

## FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

## OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

## ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

## BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm

---