CASTLE ESTATES

1982

A TRULY STUNNING, SPACIOUS AND MUCH IMPROVED SIX BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON A LARGE PLOT WITH BEAUTIFULLY LANDSCAPED GARDENS SITUATED IN A SOUGHT AFTER NON ESTATE RESIDENTIAL LOCATION



207 ASHBY ROAD
HINCKLEY LE10 1SJ

Offers In The Region Of £575,000

- Reception Hall
- Superb Open Plan Living Kitchen
- Five Further Good Sized Bedrooms
- Ample Off Road Parking
- Sought After Residential Location
- Attractive Lounge To Front
- Master Bedroom With Ensuite Bathroom
- Two Family Bathrooms
- Beautifully Landscaped Sizeable Rear Garden
- VIEWING ESSENTIAL

CASTLE ESTATES 1982

112 Castle Street, Hinckley, Leicestershire. LE10 1DD
info@castles-online.co.uk - 01455 617997
www.castles-online.co.uk

** VIEWING ESSENTIAL ** This splendid detached house offers a perfect blend of spacious living and characterful features. The layout of the home is thoughtfully designed, ensuring that each room flows seamlessly into the next, creating a warm and welcoming atmosphere.

As you enter, you are greeted by impressive hall, attractive lounge to front and a superb open plan living kitchen perfect for entertaining guests or enjoying quiet family evenings.

With an impressive six bedrooms, the master having ensuite bathroom and a further two family bathrooms, spread across two floors, this property is ideal for families seeking ample space and comfort.

One of the standout features of this property is the large plot of beautifully landscaped gardens. These outdoor spaces provide a serene retreat, perfect for summer gatherings and gardening enthusiasts.

COUNCIL TAX BAND & TENURE

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

RECEPTION HALL

13'6 x 12'9 (4.11m x 3.89m)
having composite front door with obscure glass and side windows, built in storage cupboard, wood effect flooring and beamed ceiling. Feature staircase to First Floor Landing





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LOUNGE

12'10 x 11'5 (3.91m x 3.48m)
having upvc double glazed bay window, feature cast iron fireplace with inset fire, three concertina style central heating radiators, dado rail and coved ceiling.






CASTLE

OPEN PLAN LIVING KITCHEN

24'6 x 24'3 (7.47m x 7.39m)

KITCHEN AREA having an attractive range of fitted Shaker style units including base units, drawers and wall cupboards, contrasting work surfaces and upstands, inset Belfast sink with mixer tap, matching island unit with butchers block work surfaces, inset sink and cupboards beneath, space for rangemaster style cooker with extractor above and feature beam over, large larder cupboard, wood effect flooring, beamed ceiling, sky light and inset LED lighting. Bi-fold doors opening onto Garden.

LIVING AREA having feature log burning stove, exposed brick, beamed ceiling, tv aerial point, wood effect flooring, sky light and double glazed window to rear.






KEW GARDENS




YORKSHIRE
TEA











FIRST FLOOR LANDING

16'7 x 10'1 (5.05m x 3.07m)
having feature stained glass window to front, inset LED lighting, coved ceiling, spindle balustrading and concertina style central heating radiator. Staircase to Second Floor Landing.







MASTER BEDROOM

16'4 x 13'7 (4.98m x 4.14m)

having feature fireplace, two concertina style central heating radiators, picture rail, coved ceiling, wood effect flooring and two double glazed windows to rear. Opening through to Ensuite Bathroom.







ENSUITE BATHROOM

having freestanding bath, low level w.c., wash hand basin, part panelled walls, ceramic tiling and black concertina style central heating radiator.



BEDROOM TWO

12'11 x 10'1 (3.94m x 3.07m)

having upvc double glazed bay window to front, feature fireplace, three central heating radiators, coved ceiling and painted wood strip flooring.

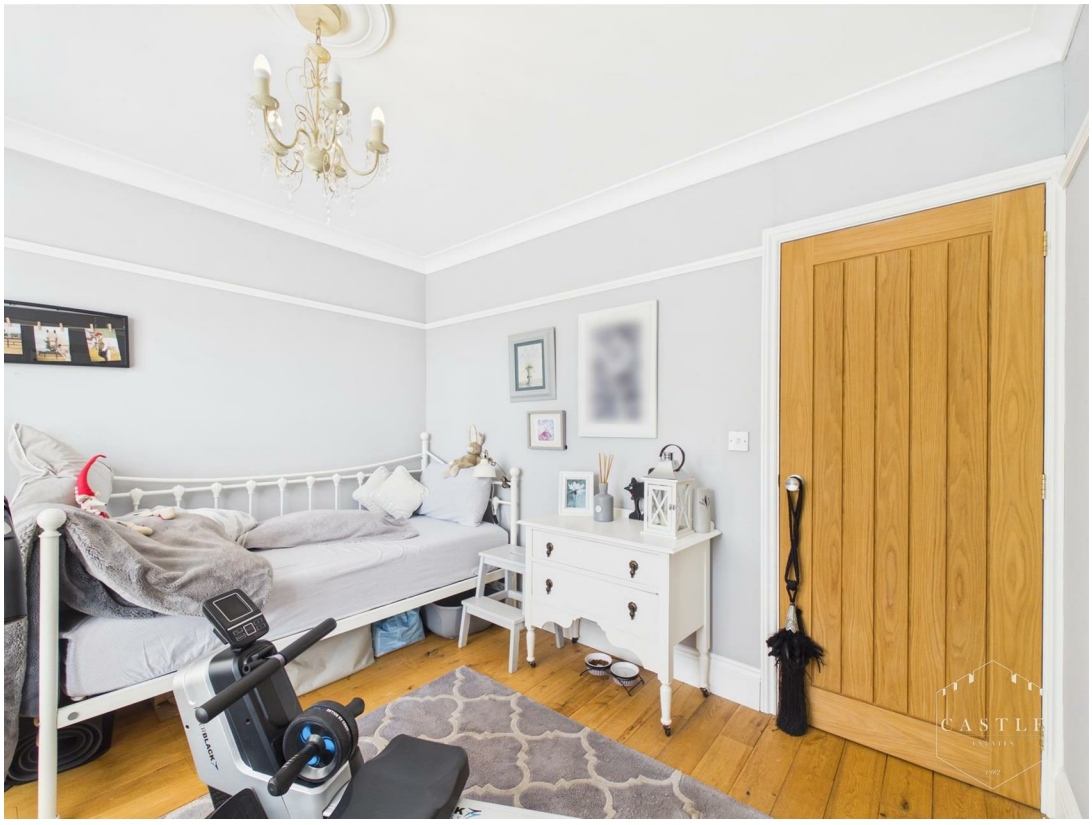


BEDROOM THREE

10'10 x 9'10 (3.30m x 3.00m)

having upvc double glazed window to rear, picture rail, coved ceiling, wood effect flooring, tv aerial point and concertina style central heating radiator.





BEDROOM FOUR

9'9 x 7'8 (2.97m x 2.34m)

having upvc double glazed window to side, central heating radiator and coved ceiling.



FAMILY BATHROOM

11'7 x 6 (3.53m x 1.83m)

having feature slipper bath with ball and claw feet, two 'his and hers' pedestal wash hand basins, low level w.c., concertina style central heating radiator, coved ceiling, inset LED lighting, wood effect flooring and upvc double glazed window to front.





SECOND FLOOR LANDING

11'6 x 6'10 (3.51m x 2.08m)
having feature beam, built in eaves storage and spindle balustrading.

BEDROOM FIVE

15'4 x 11'9 (4.67m x 3.58m)
having upvc double glazed window to rear, beamed ceiling, built in eaves storage, tv aerial point and two central heating radiators.







BEDROOM SIX

11'6 x 10'8 (3.51m x 3.25m)
having Velux roof light, eaves storage and central heating radiator.



FAMILY BATHROOM

10'3 x 5'11 (3.12m x 1.80m)

having panelled bath, separate shower cubicle, vanity unit with wash hand basin, integrated low level w.c., wood effect flooring, ceramic tiled splashbacks, concertina style central heating radiator with towel rail and Velux roof light.





OUTSIDE

There is direct vehicular access through wrought iron gates leading to block paved driveway with standing for several cars. Pedestrian access to a large private landscaped rear garden with covered veranda/seating area, feature paving, ornamental pond with water feature, array of mature trees, flowers, shrubs and hedges. well fenced boundaries.























OUTSIDE - SUMMER HOUSE

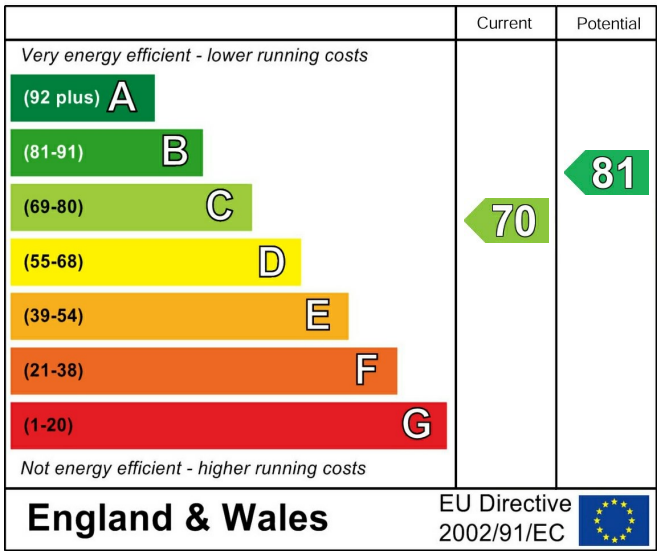
17'8 x 15'8 (5.38m x 4.78m)
having upvc double glazed door to front, two upvc double glazed windows to front and one to rear, power, light, feature log burning stove and wood effect flooring.



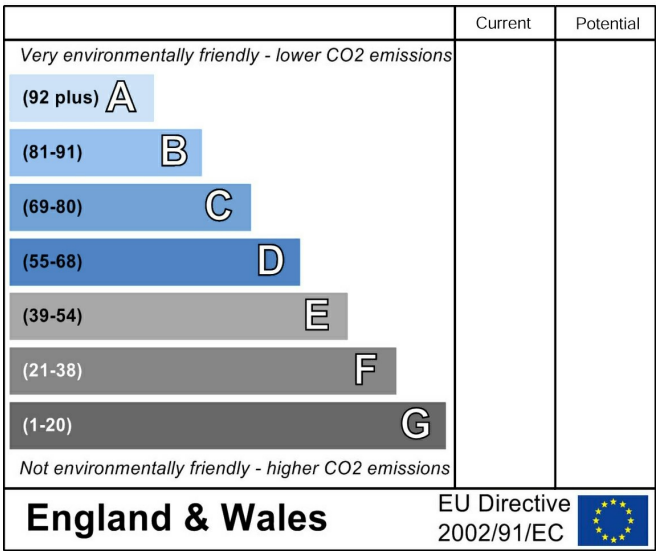


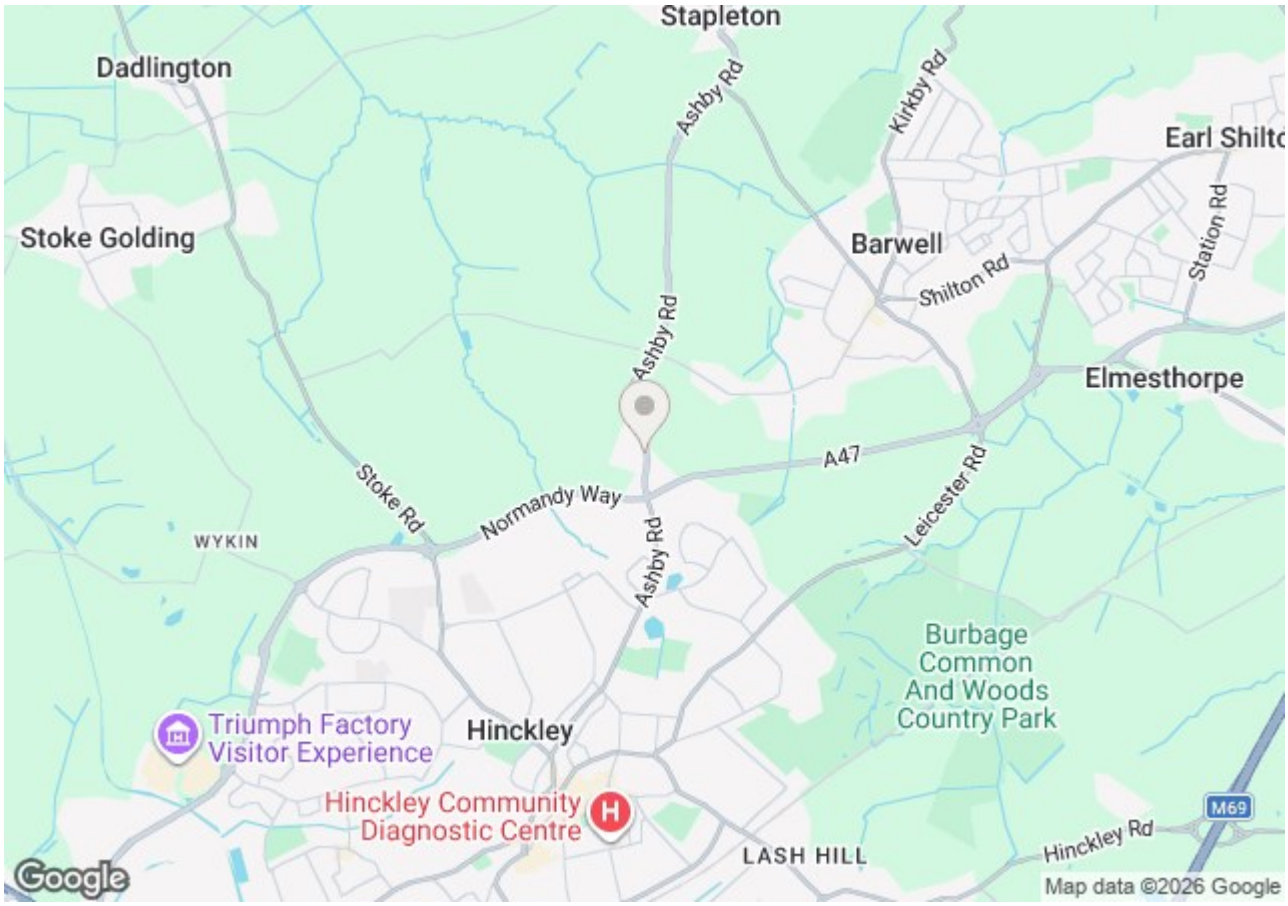

YAMAHA

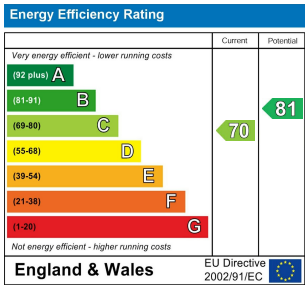
Energy Efficiency Rating

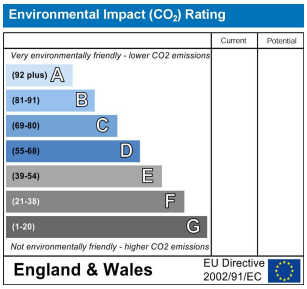


Environmental Impact (CO_2) Rating



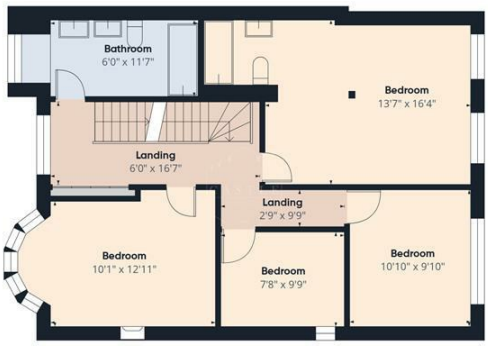




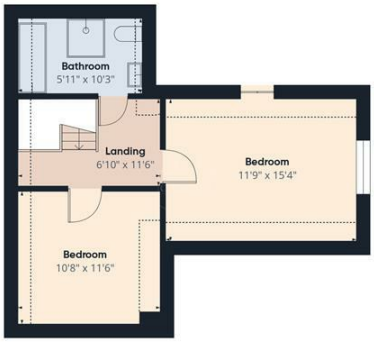




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area(1)

2393 ft²

Reduced headroom

99 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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