

SUPERIOR HOMES

ROYSTON & LUND



ROYSTON
& LUND

151 Ashby Road

| LE10 1SH

Guide Price £550,000 - £600,000

Guide Price £550,000 - £575,0000

A beautifully presented four bedroom detached family home located in Hinckley. Being set back from the road via a double driveway and integral garage, along with a sizeable west facing garden plot and boasting of over 1700sqft of accommodation. Not to mention being in the catchment area of well regarded schools and having excellent transport links into the surrounding areas. This property would be a perfect fit for a growing family.

Ground floor accommodation comprises of an entrance hall that leads you into the main reception rooms, kitchen and stairs to the first floor. The first reception room being the lounge with a large front aspect bay window flooding the room with natural light, pieced together with a stylish open fireplace. The living room is a generous size with more than enough room for the family and an adjoined dining area through an opening which in turn grants access to the rear garden via sliding doors. The kitchen diner is an ample space with high quality fixtures and fittings and top of the range integrated kitchen appliances such as eye level oven, ceramic hob to the breakfast island along with base and wall units for storage space. To the rear aspect of the kitchen is a further dining area with views over the garden through bifold doors. Off from the kitchen is a utility space incorporating cloak room and WC with side door leading to the exterior along with a pantry that sits just behind the garage.

To the first floor there are four well proportioned double bedrooms. The principle bedroom having built in wardrobes and a rear aspect bay window overlooking the rear of the plot. Bedroom two has a further front aspect bay window sitting above the lounge to the ground floor. All four bedrooms share a bathroom comprising of a bath with shower fitting along with a wash basin and storage space. A separate WC and a further shower room with further wash basin provides further facilities.





- Offers in Region of £580,000
- Four Bedroom Detached Family Home
- Integrated Kitchen Appliances With High Quality Fixtures And Fittings
- Immaculately Presented Throughout
- Ample Off Street Parking
- Downstairs Utility And WC
- Large West Facing Garden
- Excellent Transport Links and Close By To Numerous Amenities
- EPC Rating - E
- Freehold - Council Tax Band - E







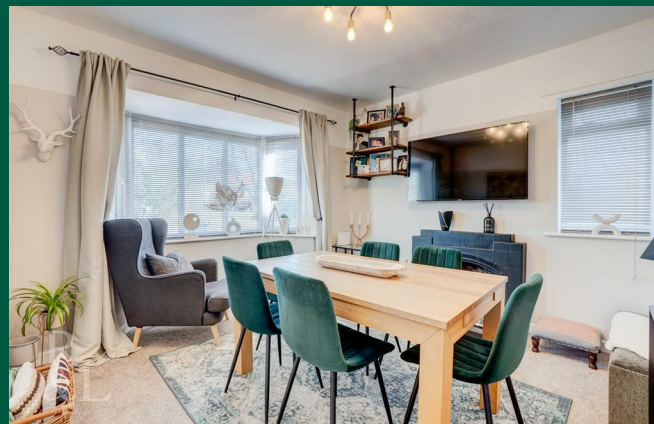


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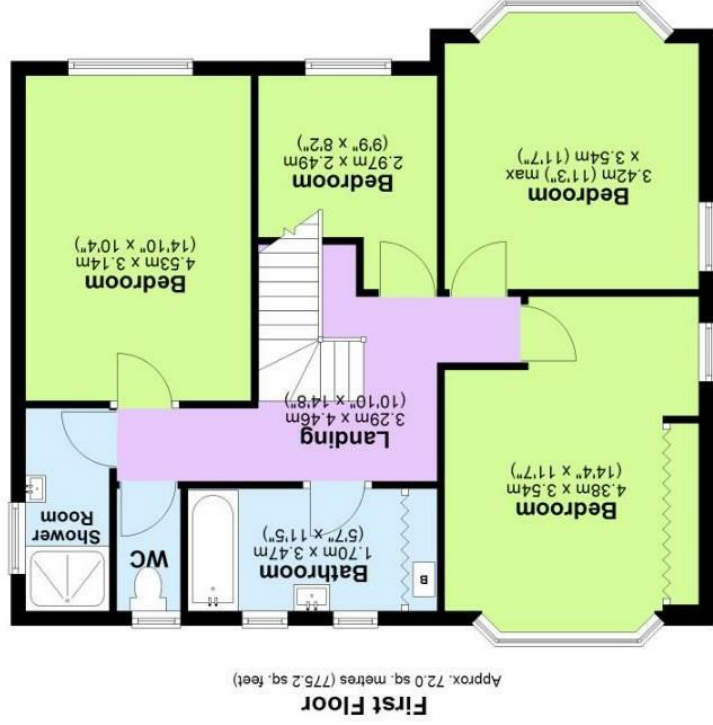


Facing the front of the property there is ample off street parking via a spacious stoned double driveway and integral garage.

To the rear of the property there is a beautiful American style porch with seating, perfect for the summer months accessed via both glazed doors from the kitchen and living room. The garden consists of a lush lawn with mature trees and shrubbery that stretches back to a patio area to the rear which holds a convenient storage shed. The garden is enclosed by hedgerow and fenced borders.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Total area: approx. 158.6 sq. metres (1707.4 sq. feet)

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	Current
40	
67	

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

EPC



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The Property Ombudsman