

CASTLE ESTATES

1982

A SPACIOUS AND WELL APPOINTED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE STANDING ON A GOOD SIZED PLOT WITH DOUBLE GARAGE TO REAR SITUATED IN A MOST SOUGHT AFTER RESIDENTIAL LOCATION



**37 ASHBY ROAD
HINCKLEY LE10 1SG**

Offers Over £280,000

- Enclosed Porch To Hall
- Spacious Lounge
- Side Passageway With Separate W.C.
- Family Bathroom
- Sizeable Mature Gardens Front & Rear
- Dining/Family Room To Front
- Well Fitted Kitchen
- Three Bedrooms
- Double Garage To Rear & Parking
- Sought After Non Estate Residential Location



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www.castles-online.co.uk



**** VIEWING ESSENTIAL **** A spacious and well appointed semi detached family residence situated in a popular and convenient town centre location, ideal for all local shops, schools and amenities. Those wishing to commute will find easy access to the A47, A5 and M69 junctions making travelling to further afield very good.

The accommodation enjoys enclosed porch to hall, dining/family room to front, spacious lounge, well fitted kitchen, side passageway with separate w.c. off. To the first floor there are three good sized bedrooms and a family bathroom. Outside the property boasts rear vehicular access to parking and double garage. The gardens are a good size and viewing is essential.

COUNCIL TAX BAND & TENURE

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

ENCLOSED PORCH

5'9 x 2'10 (1.75m x 0.86m)

having upvc double glazed front door with feature leaded lights and upvc double glazed side windows. Wooden door with feature leaded lights leading to Hall.

HALL

14'8 x 4'10 (4.47m x 1.47m)

having built in storage, central heating radiator. Staircase to First Floor Landing.



DINING/FAMILY ROOM

12'8 x 11'10 (3.86m x 3.61m)

having feature fireplace with burning stove and beam over, delph plate rail and upvc double glazed bay window to front.



LOUNGE

18'8 x 10'5 (5.69m x 3.18m)

having feature fireplace with burning stove and beam over, coved ceiling, central heating radiator, tv aerial point and upvc double glazed window to rear.





KITCHEN

15'3 x 6'6 (4.65m x 1.98m)

having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and inset sink, ceramic tiled splashbacks, space for cooker, space and plumbing for washing machine and dishwasher, space for fridge freezer, space for tumble dryer, central heating radiator, upvc double glazed window to side and rear.





SIDE PASSAGEWAY

10'1 x 2'10 (3.07m x 0.86m)

having windows with obscure glass, upvc double glazed front door and and wooden door to Garden. Door to separate w.c.



SEPARATE W.C.

having low level w.c.

FIRST FLOOR LANDING

having upvc double glazed window with obscure glass to side and access to the roof space.



BEDROOM ONE

13 x 10 (3.96m x 3.05m)

having built in wardrobes, central heating radiator, tv aerial point and upvc double glazed bay window to front.



BEDROOM TWO

12 x 11 (3.66m x 3.35m)

having central heating radiator, tv aerial point and upvc double glazed window to rear.



BEDROOM THREE

7'5 x 7 (2.26m x 2.13m)

having central heating radiator, tv aerial point and upvc double glazed window to front.



BATHROOM

8'6 x 7 (2.59m x 2.13m)

having panelled bath with shower over and screen, low level w.c., pedestal wash hand basin, central heating radiator, ceramic tiled splashbacks and upvc double glazed window with obscure glass to rear.



OUTSIDE

There is a walled front boundary leading to a pebbled foregarden with mature trees and shrubs. Rear vehicular access to a good sized driveway to DETACHED DOUBLE GARAGE (16'7 x 16'6) with up and over door, two windows to rear and personal door to Garden. A fully enclosed good sized rear garden with patio area, lawn, mature trees, shrubs and flower borders. Rear gate giving access to Garage.







OUTSIDE - DOUBLE GARAGE

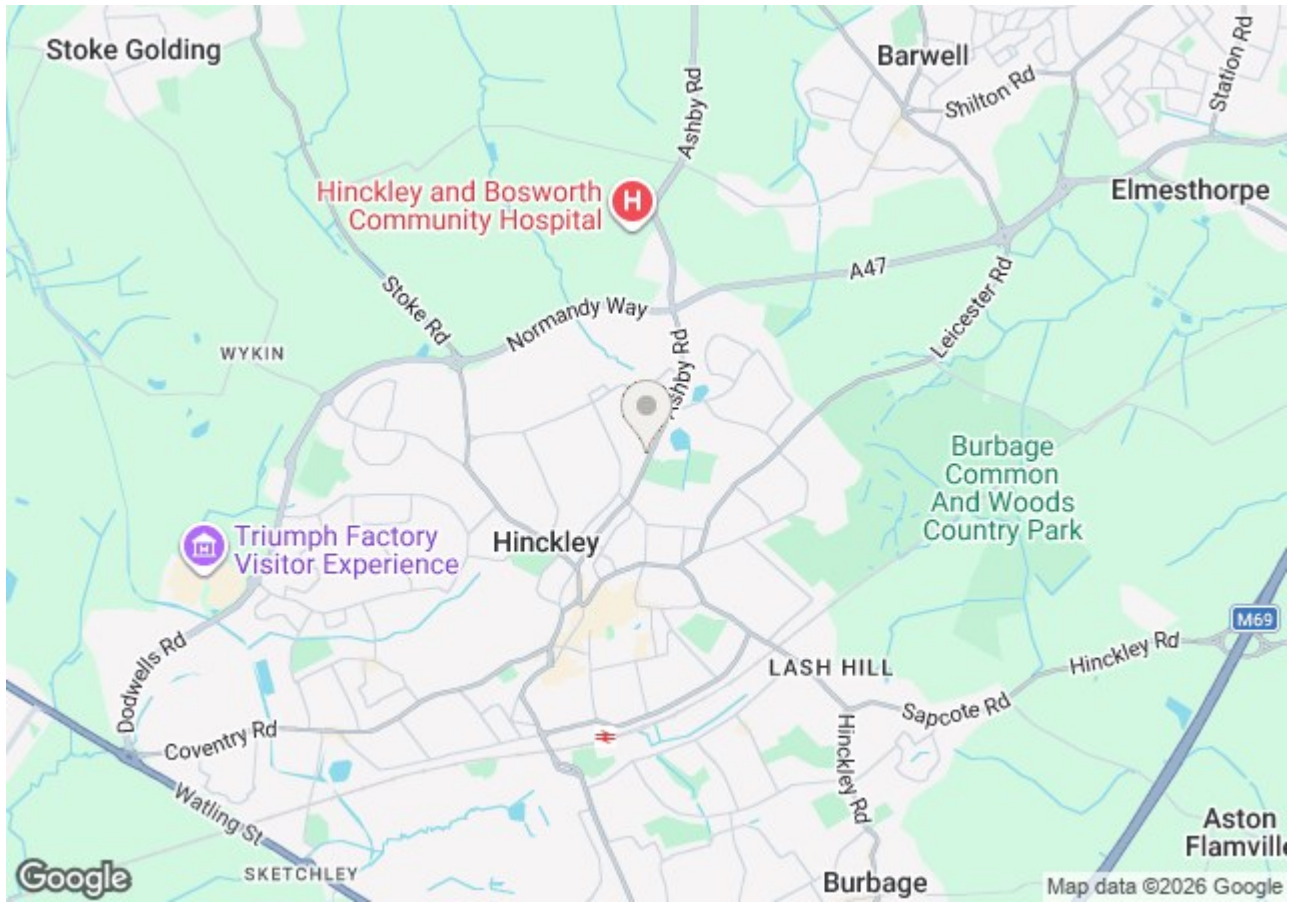


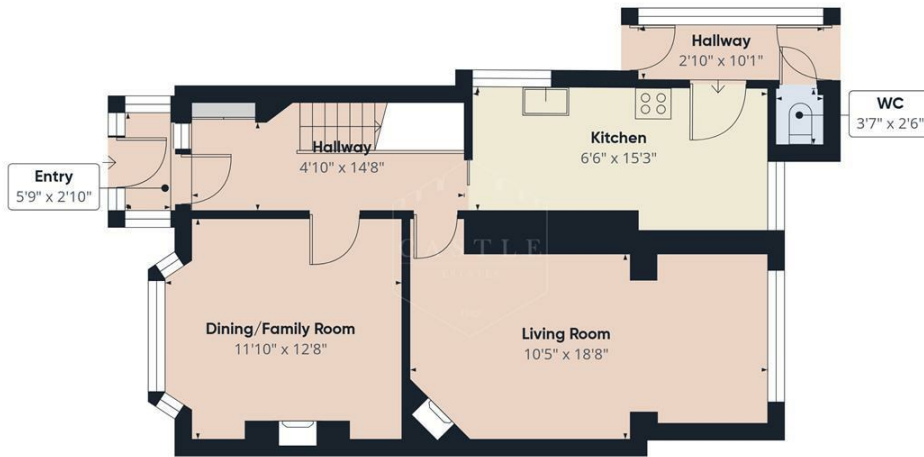
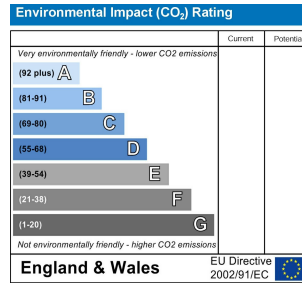
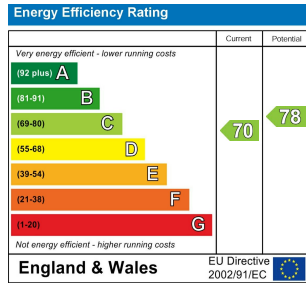
Energy Efficiency Rating

| | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (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 | | |
| | 70 | 78 |
| England & Wales | EU Directive 2002/91/EC  | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|---|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (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 | | |
| | | |
| England & Wales | EU Directive 2002/91/EC  | |

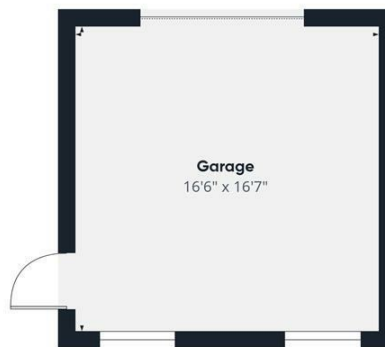




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1260 ft²

(1) Excluding balconies and terraces

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

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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
