



**63 Ashby Road, Hinckley, LE10 1SG**  
**£270,000**



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RH Homes and property are pleased to offer to market this immaculately presented, traditional bay fronted three bedroom semi detached house in a prime setting of the town and being nicely set back from the road & on an excellent sized traditional plot. The house itself, briefly comprises an Entrance Hall, Lounge, Open Plan Kitchen/Diner, Landing, Three Bedrooms, Family Bathroom and additional WC. Also, good sized rear gardens and traditional driveway, external coal store room, and UPVC double glazing and gas central heating throughout.

**KEY POINTS**

- Immaculately presented, traditional three bed house
- Traditional driveway, with ample parking for multiple vehicles
- Spacious open plan dining kitchen with high specification and integrated appliances
- Preserved traditional features including stained glass windows, hardwood flooring and cast iron fireplace

Council Tax - B

**Entrance Hallway**

Having traditional hardwood flooring, understairs cupboard, and a traditional wooden front door, with integrated stained glass window and traditional window with stained glass and wooden venetian blinds to the front elevation.

**Lounge**

9'11 x 12'11 overall (3.02m x 3.94m overall)  
Having a traditional feature decorative brick open fireplace, radiator, and UPVC bay window with stained glass and wooden venetian blinds to the front elevation.

**Kitchen/Diner**

18'4 x 12'7 overall (5.59m x 3.84m overall)  
With a good range of contemporary wall and base units with oak wood work surfaces over and tiled splashbacks, an inset five ring gas hob with hood over and an eye level double oven, integrated fridge/freezer, and dishwasher, and inset one and a half stainless steel sink and drainer, wine rack, removeable breakfast bar, cupboards housing a Worcester combination boiler, plumbing for washing machine, traditional hardwood flooring, and UPVC double glazed window and French doors opening onto the rear gardens.

**Landing**

With loft access (Boarded and insulated with lighting. Fitted with a drop-down wooden ladder), and UPVC double glazed window to the side elevation.

**Bedroom One**

9'11 x 12'9 (3.02m x 3.89m)  
With a feature decorative traditional cast iron fireplace, radiator, and UPVC double glazed window to the rear elevation.







### Bedroom Two

10'8 x 11'8 overall (3.25m x 3.56m overall)

Having a radiator, and UPVC double glazed window to the front aspect.

### Bedroom Three

7'10 x 7'5 overall (2.39m x 2.26m overall)

Having a radiator, and UPVC double glazed window to the rear elevation.

### Family Bathroom

4'10 x 7'0 (1.47m x 2.13m)

Offering a three piece white suite comprising bath with thermostatic rainfall shower and scree, low flush WC and wash hand basin set in vanity cupboards, full tiled surround, laminate flooring, heated chrome towel rail, wall mounted mirror, extractor, and UPVC double glazed window to the side aspect.



### WC

7'3 x 3'11 (2.21m x 1.19m)

Having a two piece white suite of low flush WC and wash hand basin with splashback, laminate flooring, radiator, and UPVC double glazed window to the front aspect.

### Coal House

5'6 x 2,9 (1.68m x 0.61m,2.74m)

Traditional coalhouse storage with external access door (may offer potential for conversion into an additional downstairs bathroom - subject to professional consultation).

### Outside

To the front is a traditional sized front driveway allowing for off road parking for multiple vehicles and leading to the stained glass front entrance door and also timber side gate.

To the rear is a modernised slabbed patio area with timber steps to a lower tier slabbed walkway leading to the timber shed and main lawned garden area and flower beds. There is also the benefit of outside lighting and water faucet.





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Total Area: 94.5 m<sup>2</sup> ... 1017 ft<sup>2</sup>

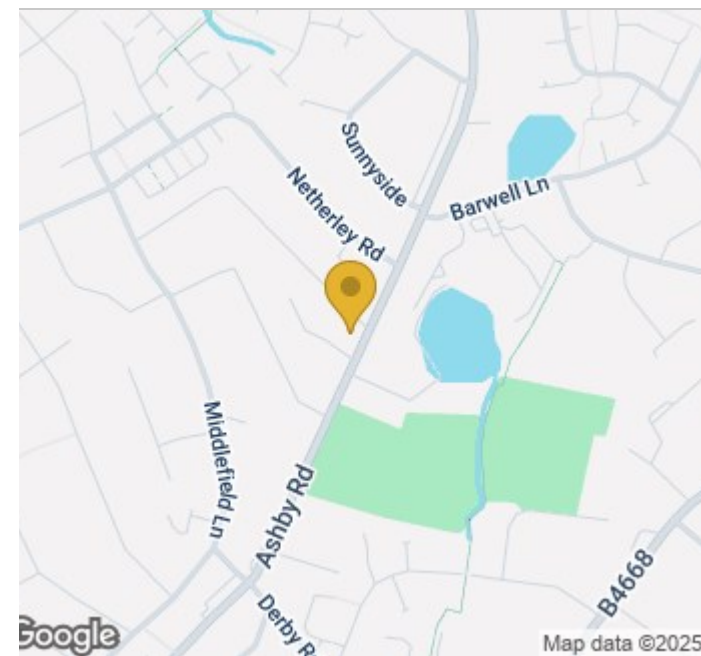
All measurements are approximate and for display purposes only

## Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

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Leaving Hinckley along the Ashby Road as if towards Market Bosworth, continue along and the property is situated on the left hand side easily identified by the RH Homes & Property for sale board. For SATNAV users the postcode of the property is LE10 1SG.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		<b>86</b>
(81-81) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>57</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

