Scrivins & Co Sales & Lettings

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245 ASHBY ROAD, HINCKLEY, LE10 1SJ

ASKING PRICE £350,000

No Chain. Attractive traditional detached family home on a large plot with open views to both front and rear. Excellent potential to extend (STPP). Sought after and convenient location with easy access to Hinckley town centre, The Crescent, schools, doctors, dentists, train and bus stations, public houses, restaurants and good access to major road links. Well presented and much improved including feature fireplace, modern kitchen and shower room, gas central heating, UPVC SUDG and UPVC soffits and facias. Offers entrance porch, entrance hall, lounge, dining kitchen and shower room/WC. Two double bedrooms (could easily be made into three bedrooms) and shower room. Wide driveway to single garage. Large mature sunny rear garden with shed. Viewing recommended. Carpets, curtains, blinds and light fittings included.







TENURE
Freehold
Council Tax Band C

ACCOMMODATION
Attractive UPVC SUDG and leaded front door to

ENTRANCE PORCH
With quarry tiled flooring and overhead lighting. Further UPVC SUDG door leading to

ENTRANCE HALLWAY
With thermostat for the central heating system, stairway to the first floor. Door to

LOUNGE TO FRONT
17'11" x 14'11" (5.48 x 4.55)
With feature contemporary fireplace having ornamental wood surrounds, raised black granite heart and backing incorporating a living flame coal effect gas fire with remote control, double panelled radiator. TV aerial point, two matching wall lights and coving to ceiling. Door to useful under stairs storage cupboard with fitted shelving and lighting, also housing the electric meters and quarry tiled flooring.



DINING KITCHEN TO REAR
8'10" x 18'2" (2.70 x 5.54)
With a range of grey fitted kitchen units consisting inset single drainer stainless steel sink unit, mixer taps above and double base unit beneath. Further matching range of floor mounted cupboard units and drawers, contrasting roll edge working surfaces above, further matching wall mounted cupboard units and one tall original pine storage cupboard to side alcove. Appliance recess points and plumbing for automatic washing machine, gas and electric cooker points (cooker and washing machine are included). Double panelled radiator, keypad for the burglar alarm system, telephone point. Pine stable door to





UTILITY ROOM/SHOWER ROOM TO REAR
11'3" x 6'5" (3.44 x 1.97)
With white suite consisting of a tiled shower cubicle with glazed shower door, low level WC, contrasting pine panelled surrounds and ceramic tiled flooring. Radiator, UPVC SUDG stable door leading to the garden.



FIRST FLOOR LANDING
With thermostat for the central heating system, loft access. Door to

BEDROOM ONE TO REAR
8'10" x 18'4" (2.71 x 5.60)
With double panelled radiator, telephone point and coving to ceiling. Double airing cupboard housing the Worcester gas condensing combination boiler for central heating and domestic hot water. This room can easily be converted into two rooms.



BEDROOM TWO TO FRONT
12'5" x 8'3" (3.80 x 2.52)
With built in double wardrobe, double panelled radiator.



REFITTED SHOWER ROOM TO FRONT
9'8" x 9'6" (2.95 x 2.90)
With fully tiled shower cubicle with glazed shower doors, pedestal wash hand basin and low level WC, contrasting tiled surrounds, double panelled radiator.

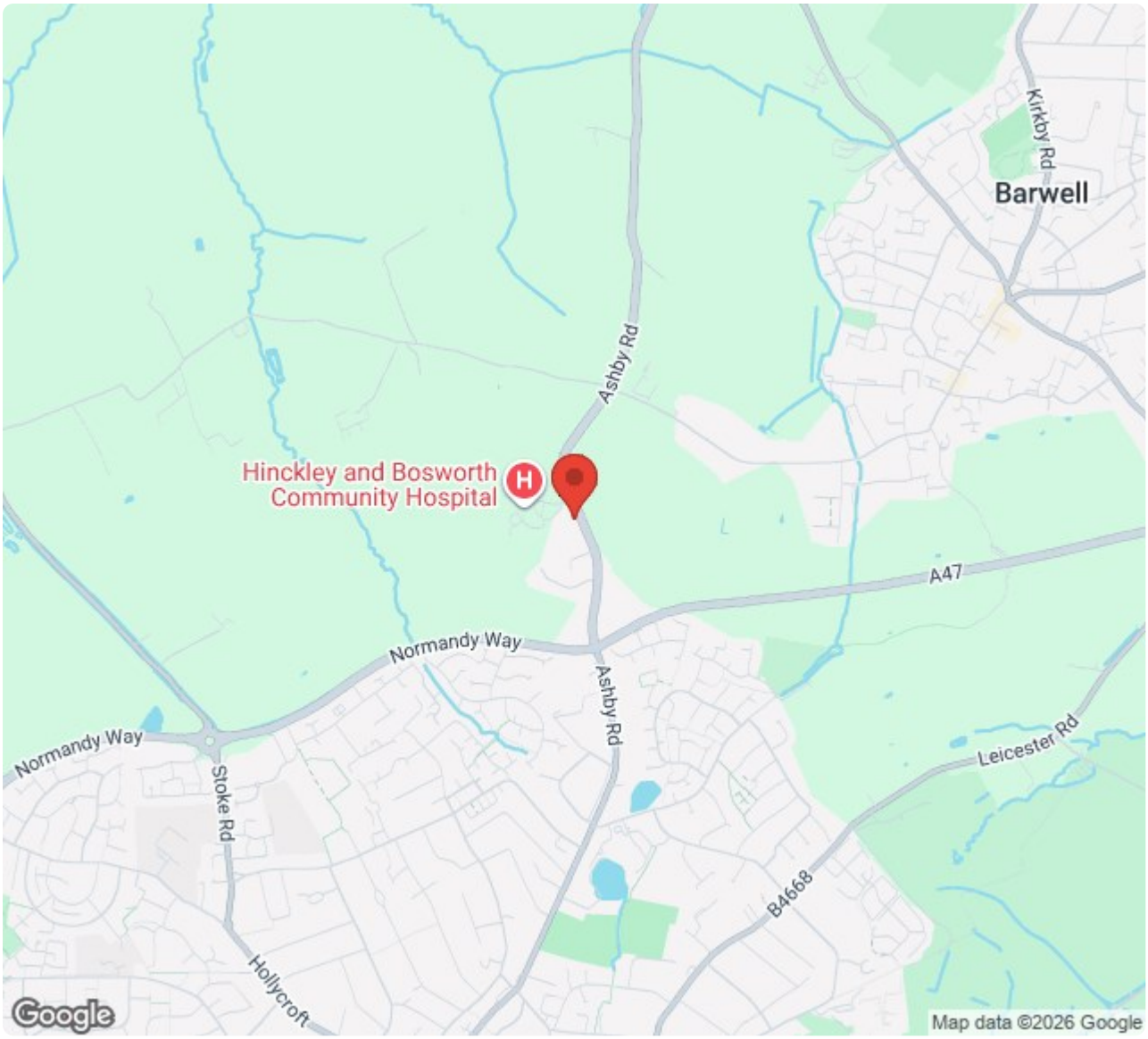


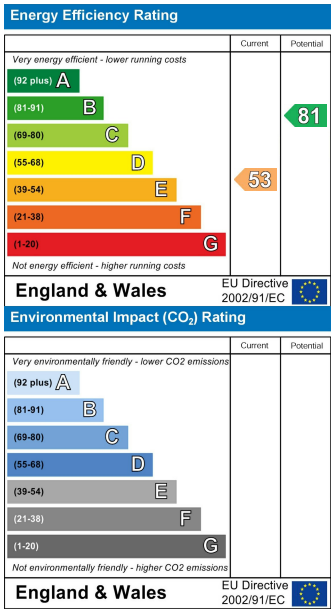
OUTSIDE
The property is set back from the road screened behind panelled fencing, the front garden is hard landscaped in stones with surrounding beds. A wide block pave driveway leads to the brick built single garage measuring 4.51m x 5.98m with electric white roller shutter door to front, the garage has power, window and pedestrian door to side. A UPVC door and pathway leads between the house and the garage, at the rear of the garage is a paved area with timber shed. There is also a security light beyond which is a large mature rear garden enclosed by panelled fencing and mature hedging, adjacent to the rear of the property is a full width slabbed patio and decorative stone patio with outside light and tap, beyond which is a low brick retaining wall and raised bed. There is a further stoned area with surrounding beds, a timber archway leads to the main garden area which is principally laid to lawn with surrounding well stocked beds and borders, the garden has a sunny aspect.











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