

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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140 ASHBY ROAD, HINCKLEY, LE10 1SN

ASKING PRICE £550,000

A beautifully renovated & extended home that combines traditional features with a modern way of living. Sought after and convenient non estate location within walking distance of local schools, the town centre, ASDA and with good access to major road links. Sympathetically restored including bespoke replica double-glazed windows, parquet flooring, and exposed brick fireplaces—the property also benefits from a full rewire and a modern gas central heating system installed just three years ago. The ground floor boasts two charming reception rooms, a stunning open-plan dining kitchen with bi-fold doors to the landscaped garden, a spacious utility room, and a versatile guest bedroom/study with en-suite. Upstairs, four generous bedrooms include a luxurious principal suite with en-suite, complemented by a stylish family bathroom and separate WC. Externally, the home sits on a generous corner plot with low-maintenance gardens and a detached double garage with power and electric doors.



TENURE

Freehold

Council Tax Band F

EPC Rating D

ACCOMMODATION

Timber and glazed door to



ENTRANCE HALLWAY

With timber Herringbone style flooring, double panelled radiator, bespoke timber cupboard. Wired in smoke alarm. Door to under stairs storage cupboard housing the gas and electric meter and fuse board with lighting. Door to



RECEPTION ROOM TO FRONT

With timber Herringbone flooring, coving to ceiling, bay window to front. Feature fireplace with brick mantle backing and hearth, incorporating an open fire. Door to



DOWNSTAIRS WC

With pedestal wash hand basin, low level WC. Chrome towel heater, extractor fan. Door to



RECEPTION ROOM TO REAR

With bay window to side, Herringbone solid oak flooring, feature fireplace with brick mantle backing and hearth incorporating an open fire, picture rail. Door to



UTILITY ROOM

With quarry tiled flooring, a range of blue floor standing kitchen cupboard units with white working surfaces, resin white sink with vintage brass tops, plumbing for automatic washing machine. Single panelled radiator. Opening to outer lobby.



OUTER LOBBY

With Quarry tiled flooring, single panelled radiator. wall mounted Ideal Logic combination boiler for domestic hot water and gas central heating, UPVC SUDG door to side access. Door to

OPEN PLAN KITCHEN DINER

With wood effect laminate flooring, double panelled radiator. Vaulted ceiling with two Velux windows. Triple Bi-folding door to the rear garden, another double panelled radiator. A range of floor standing fashionable blue kitchen cupboard units with chrome cut handles, white working surfaces. Ceramic drainer sink with chrome mixer tap, built in Beko dishwasher, Belling Range oven with seven ring gas hob and extractor hood above. Timber and glazed door to



FURTHER DOWNSTAIRS ROOM/FIFTH BEDROOM

With double panelled radiator. Door to



EN SUITE SHOWER ROOM

With low level WC, vanity wash hand basin with storage beneath, chrome mixer taps above. Chrome heated towel rail, glazed shower enclosure with bar shower and tiled surrounds.



FIRST FLOOR LANDING

With loft access and wired in smoke alarm.



BEDROOM ONE

With bay window to front, double panelled radiator. Wall mounted Honeywell heating thermostat. Door to



EN SUITE SHOWER ROOM

With tiled flooring, vanity wash hand basin with storage beneath, chrome mixer tap above. Corner WC, shower enclosure with bar shower and hand attachment. Chrome heated towel rail, extractor fan. Door to



BEDROOM TWO TO REAR

With single panelled radiator, blue pedestal wash hand basin with chrome taps, picture rail.



SEPARATE WC

With vanity wash hand basin, chrome taps



BEDROOM THREE TO REAR

With double panelled radiator.



BEDROOM FOUR TO FRONT

With double panelled radiator, built in wardrobes with shelving and hanging rails and matching dressing table.



FAMILY BATHROOM

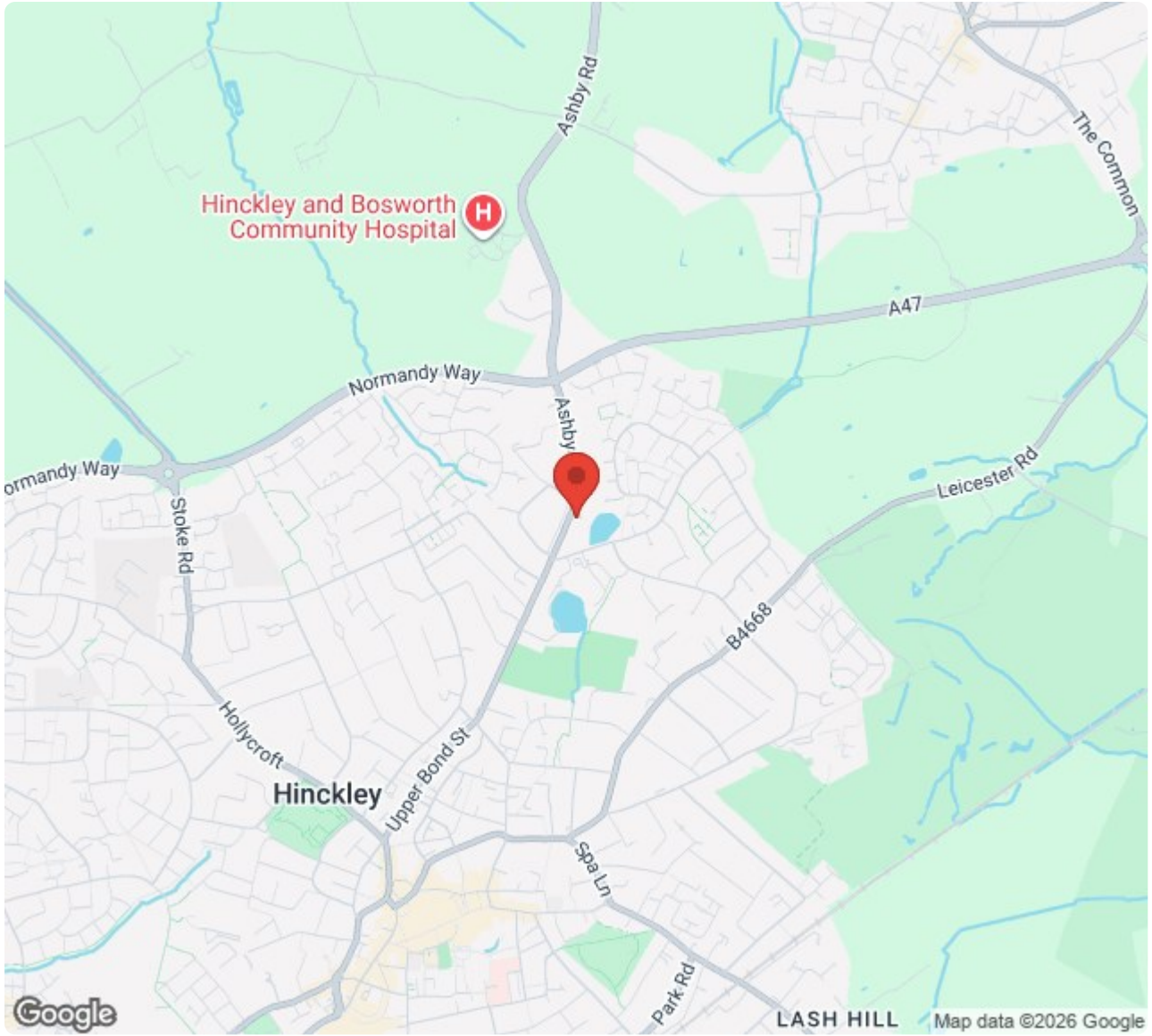
With tiled flooring, vanity double sink unit with storage beneath, sinks and two chrome mixer taps above, low level WC. Panelled bath with chrome taps, shower enclosure with bar shower and hand held attachment, tiled surrounds, extractor fan and chrome towel heater.



OUTSIDE

There is a timber electric gate to the entrance to the development. The property to front has a block paved driveway to a double garage with electric roller doors, electric and lighting. There is a limestone slabbed patio leading to the front door surrounded by mature beds, there is a pedestrian door to the side of the garage. There is a timber gate to the rear garden which consists of a large limestone patio with a raised timber bed, the garden is predominantly laid to lawn with a brick built wall, two outside taps and lighting.





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			
		59	74
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) 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	

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