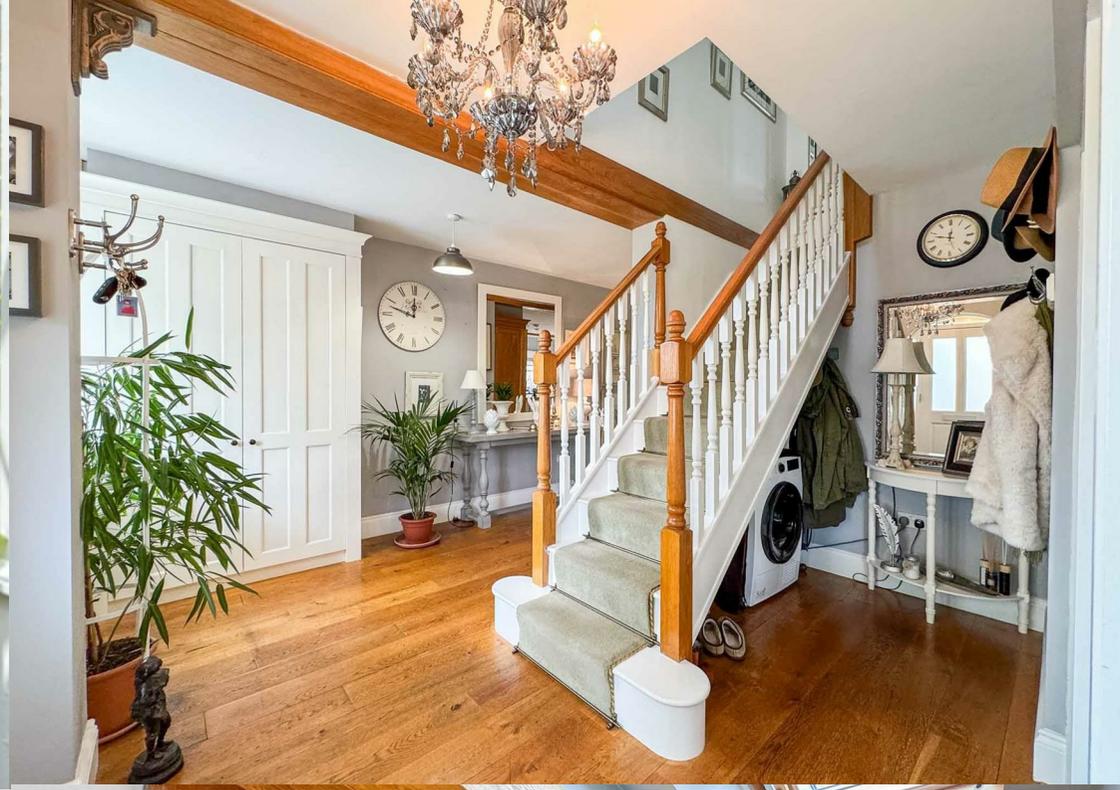




NO.207 ASHBY ROAD, HINCKLEY
OFFERS OVER £ 600,000



Rezide is delighted to present this truly remarkable five-bedroom detached family home on Ashby Road, Hinckley. A genuine hidden gem, this property offers far more than initially meets the eye, boasting exquisite interiors and expansive, thoughtfully designed spaces throughout. From the moment you enter, you're greeted by an exceptional finish that continues across every room. The highlight is undoubtedly the stunning open-plan living kitchen, featuring bespoke handmade cabinetry, bifold doors, and a roaring log burner. The home also includes a luxurious family bathroom, second bathroom and en-suite bathroom. You'll also find a cosy snug, and a beautifully landscaped rear garden with an outdoor summer house equipped with power and lighting. Practicality is equally considered with gated off-road parking for two vehicles and an additional space at the front.



Approaching the property, you'll immediately notice the irresistible kerb appeal. From the lush wisteria cascading over the oak-framed porch to the speckled block-paved driveway behind metal gates, every detail feels inviting. Step through the unique curved arch doorway into one of the most impressive entrance halls imaginable. Solid wood floors, a grand central staircase, exposed timber detailing, a charming bay window, bespoke fitted cupboards, and an opulent chandelier all set the tone for the home's character and warmth.

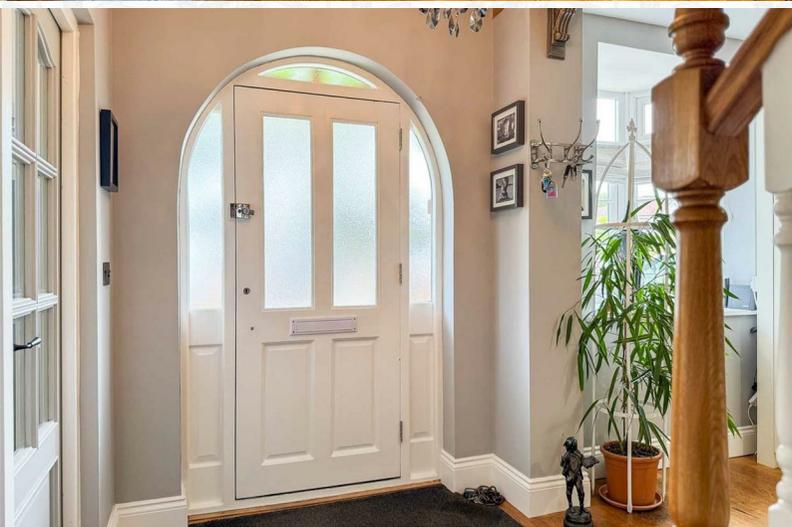






To the right of the entrance hall lies a beautiful snug lounge featuring a curved bay window that bathes the room in natural light. Tastefully decorated in neutral tones with a stylish feature wall beneath the dado rail, the room also boasts plush carpets, an original fireplace with another log burner, and a statement chandelier —offering an ideal space to relax in comfort.

Flowing naturally from the hallway is the breathtaking open-plan kitchen, living, and dining area. This jaw-dropping space is defined by an oblique ceiling with Velux windows, bifold doors opening to the garden, and a central soft seating area with a second log burner. The handcrafted kitchen features sunken sinks in a







central island, solid wood and stone worktops, and ample space for a range-style cooker beneath a rustic mantelpiece. Exposed beams, contemporary light fittings, and LED accents enhance the atmosphere, making this an outstanding area for both entertaining and everyday family life.

Upstairs, the master bedroom is a sanctuary of refined elegance, with timber floors, boutique-style décor, modern sash windows with shutters, and period-style radiators. The en-suite flows openly from the bedroom (with potential to be closed off) and features a freestanding bath, toilet, pedestal basin, stylish panelling, and luxury tiling. Two further double bedrooms on this





floor offer generous proportions and timeless style, while a fourth bedroom currently serves as a dressing room. The family bathroom impresses with timber flooring, twin basins, a clawfoot tub, toilet, and ambient lighting.

On the top floor, you'll find two more spacious double bedrooms—one with a Velux window and the other offering storage within the eaves. A contemporary bathroom completes this floor with a four-piece suite, including a freestanding bath, walk-in curved shower, floating vanity unit, and concealed cistern toilet, all illuminated by another Velux window looking out over the rear garden.











B
A
E



The rear garden is as spectacular as the interiors, designed by a well-regarded local gardener. It features a series of enchanting, mature flower beds, tranquil seating areas, a large raised pond with a water feature, and numerous established trees, shrubs, and vegetable plots. Hidden at the garden's end is a double-glazed summer house, currently used as a music room, complete with power and lighting—ideal for a home office or a peaceful retreat. A charming potting shed adds both character and practicality for garden storage.

While Ashby Road can be busier during peak times, modern acoustic glazing ensures that the interior remains a calm, peaceful haven. The garden, too, is surprisingly serene, with the gentle sound of the water feature being the only background noise. Reside is proud to represent many premium properties across Leicestershire, but this home is undoubtedly one of our most cherished and impressive listings. Viewing is highly recommended to truly appreciate all this exceptional residence has to offer.

No.207 Ashby Road, Hinckley



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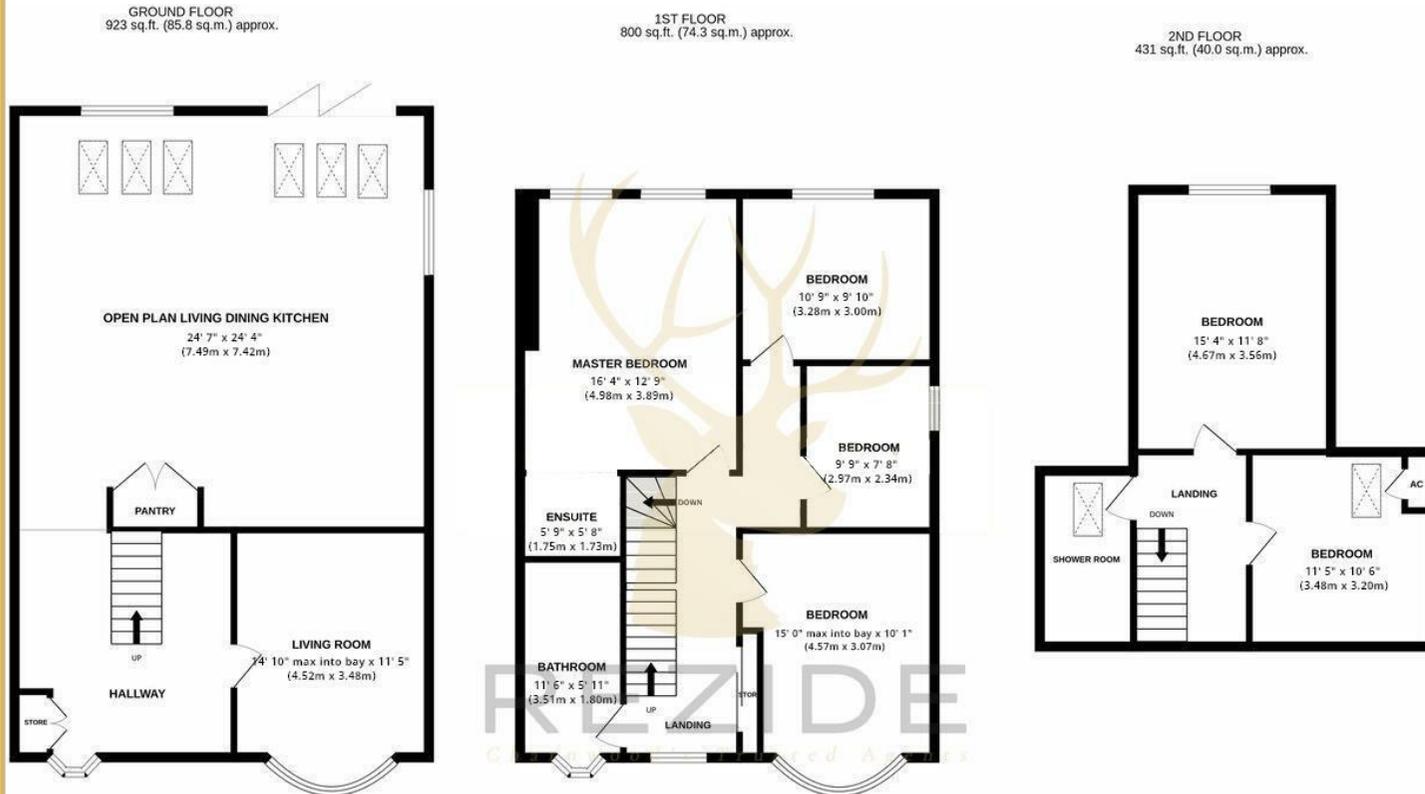


JAKE BROOKS
SENIOR VALUER

PLOT OUTLINE FOR GUIDANCE ONLY

KEY FEATURES:

- MUST WATCH THE VIDEO!!!
- STUNNING INTERIOR THROUGHOUT
- INCREDIBLE LANDSCAPED GARDEN
- OPEN PLAN LIVING/ DINING KITCHEN
- GRAND ENTRANCE HALL & SEPERATE SNUG
- FAMILY BATHROOM, SHOWER ROOM AND EN-SUITE
- GATED OFF-ROAD DRIVEWAY
- SPACIOUS SUMMER HOUSE WITH POWER AND LIGHTING
- GREAT LOCATION
- EPC - C



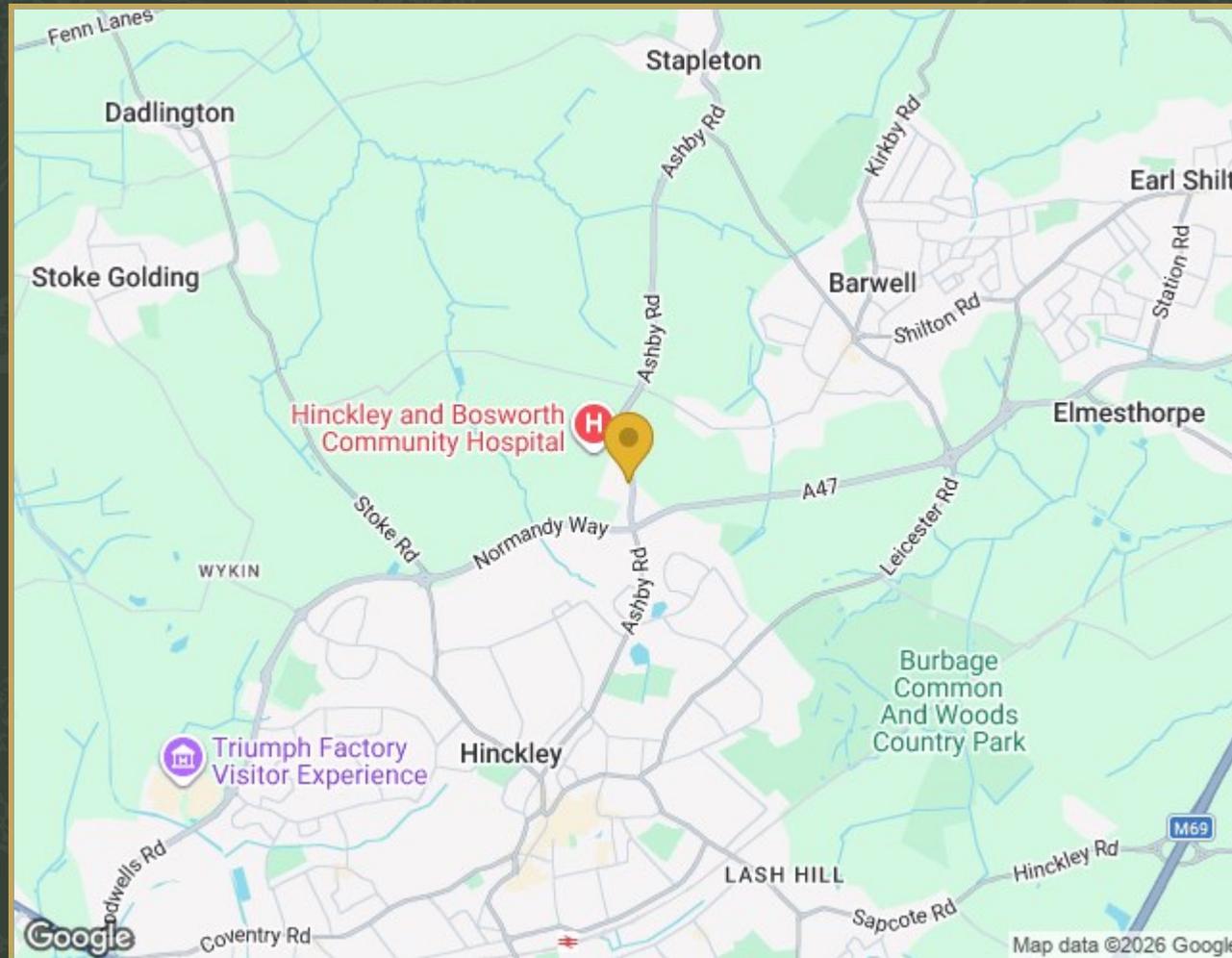
TOTAL FLOOR AREA : 2154 sq.ft. (200.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(81-91) A
(81-91) B			(69-80) B
(69-80) C			(55-68) C
(55-68) D			(39-54) D
(39-54) E			(21-38) E
(21-38) F			(1-20) F
(1-20) G			Not environmentally friendly - higher CO ₂ emissions
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		70	81
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

Property Location



207 Ashby Road, Hinckley, LE10 1SJ

