



140 Ashby Road, Hinckley, Leicestershire. LE10 1SN

£595,000 Freehold

REDUCED



PROPERTY DESCRIPTION

This beautifully renovated Art Deco home masterfully combines 1930s elegance with contemporary comfort, offering a rare blend of period character and modern convenience. Sympathetically restored to highlight its original features—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, multiple seating areas, and a detached double garage with power and electric doors. Perfect for those who appreciate timeless design and modern living in equal measure.

EPC Rating D Council Tax Band F

FEATURES

- Five Bedroom Detached Property
- Art Deco Home With Upgrades
- Annex/Third Reception Room With En Suite
- Open Plan Kitchen Diner With Bi Fold Doors
- Full Rewire & Modern Gas Central Heating System
- Corner Plot With Private Garden
- Double Garage & Driveway for Multiple Vehicles
- EPC Rating D
- Council Tax Band F
- Freehold



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Accessed via the original front door with Art Deco-style glazing, the entrance hallway immediately impresses with parquet flooring, feature staircase, leaded windows and original butlers call box (in working order). There is a useful under-stairs storage cupboard housing the upgraded electrical consumer unit and gas meter. The hallway also benefits from a Honeywell heating control system, radiator, and integrated smoke alarms.

Front Reception Room

5.09m (into bay) x 4.08m (16' 8" x 13' 5")

A stunning room showcasing a bay-fronted window with bespoke Art Deco inserts and an original exposed brick fireplace. Finished with oak herringbone flooring, a brass candelabra-style light fitting, coving to ceiling, and the original serving bell, this room offers period elegance and warmth.

Second Reception Room

4.20m (into bay) x 3.85m (13' 9" x 12' 8")

A bright and versatile space with a bay window to the side aspect featuring leaded-style double glazing, a brick-built fireplace, solid oak herringbone flooring, picture rail, chrome light fittings, and a radiator.

Open Plan Kitchen Diner

Kitchen - 2.88m x 3.60m (9' 5" x 11' 10")

Dining Area - 4.14m x 3.29m (13' 7" x 10' 10")

A striking feature of this home, the kitchen is fitted with a Royal Blue range of units with contrasting work surfaces and tiled splashbacks. It includes a ceramic sink and drainer with mixer tap, a Belling range-style cooker with a Perspex splashback and extractor hood, and ample space for dining and entertaining. The area benefits from dual aspect windows, two radiators, high ceilings, and bi-fold doors opening onto the rear patio and garden.

Utility

3.34m x 2.27m (10' 11" x 7' 5")

Fitted with matching base units, sink with mixer tap, and space/plumbing for washing machine and fridge/freezer. The room retains original terracotta tiled flooring, with radiator, pendant lighting, and window to the side aspect.

Rear Porch

1.84m x 1.29m (6' 0" x 4' 3")

Useful rear access space with shelving, radiator, and terracotta tiled floor, leading to the garden via a uPVC double-glazed door with cat flap.

Guest Bedroom/Study

3.11m x 2.95m (10' 2" x 9' 8")

A flexible room ideal as a home office, gym, or guest suite, featuring dual aspect uPVC double-glazed windows, radiator, and pendant lighting.

En Suite Shower Room

2.95m x 0.97m (9' 8" x 3' 2")

Fitted with a walk-in shower cubicle, vanity wash basin, WC, heated chrome towel rail, shaver point, wall-mounted mirror cabinet, and fully tiled walls and flooring.

First Floor

Landing

2.36m x 3.18m (7' 9" x 10' 5")

A spacious landing with an oak handrail staircase, frosted Art Deco-style window, pendant lighting, and loft access.

Bedroom One

5.12m x 3.81m (16' 10" x 12' 6")

An elegant principal suite featuring a bay window with Art Deco replica glazing, radiator, high ceilings, and an en-suite shower room.

En Suite

Comprising a corner shower unit, WC, vanity basin, heated chrome towel rail, and tiled flooring.



ROOM DESCRIPTIONS

Bedroom Two

4.28m x 3.62m (14' 1" x 11' 11")

A generous double bedroom with a replica Art Deco window, radiator, carpeted flooring, and original freestanding sink with tiled splashback.

Bedroom Three

3.35m x 2.95m (11' 0" x 9' 8")

A further double bedroom with rear aspect window, radiator, and carpeted flooring.

Bedroom Four

3.18m x 2.87m (10' 5" x 9' 5")

Another double bedroom with UPVC double glazed window to front aspect, carpeted, fitted wardrobes and pendant lighting.

Family Bathroom

2.30m x 2.38m (7' 7" x 7' 10")

A luxurious four-piece suite comprising original cast iron bath, separate shower cubicle, WC, and vanity wash basin with mirrored lighting. Featuring two frosted Art Deco-style windows, chrome heated towel rail, fully tiled walls and floor, and extractor fan.

Separate WC

0.84m x 1.40m (2' 9" x 4' 7")

Fitted with a WC, vanity wash basin, tiled splashback, and ceramic flooring.

Detached Double Garage

6.01m x 6.04m (19' 9" x 19' 10")

Recently built with electric lighting and power, and two electric roller doors.

Outside

Set on a generous corner plot, the garden has been landscaped for low maintenance, featuring paved patio seating areas, raised borders, outside tap, and lighting. There is also a kitchen garden area with raised beds, perfect for those who enjoy homegrown produce.

Agents Notes

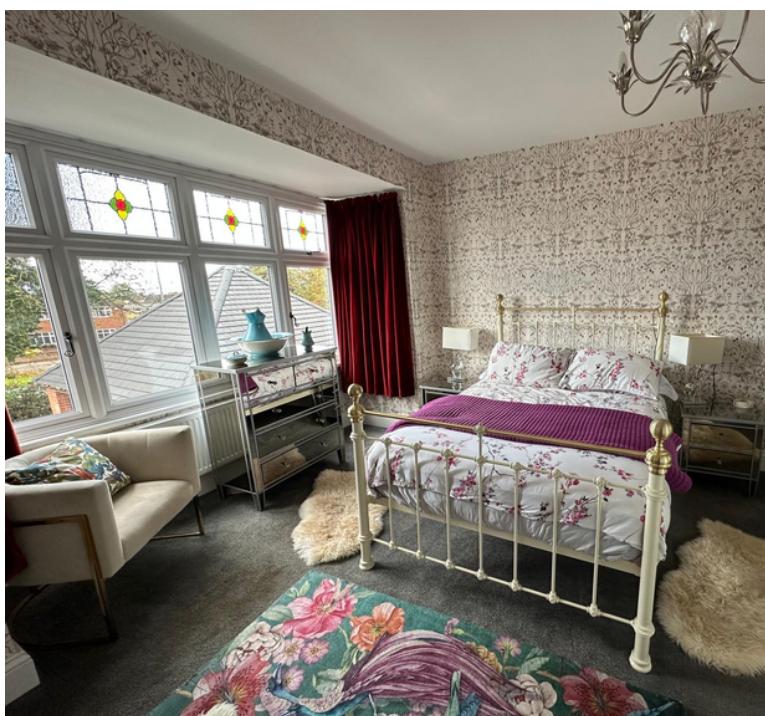
This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are standard 15mbps, superfast 65mbps and ultrafast 1800mbps. Mobile signal strengths are strong for O2, Vodafone, EE and Three.

Legal Information

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FLOORPLAN & EPC



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	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		
England, Scotland & Wales	EU Directive 2002/91/EC	