

# CASTLE ESTATES

1982

**A MUCH IMPROVED AND STYLISHED FOUR BEDROOMED SEMI DETACHED FAMILY RESIDENCE WITH PARKING AND PRIVATE REAR GARDEN SITUATED IN A POPULAR AND CONVENIENT TOWN CENTRE LOCATION**



**16 PRIESTHILLS ROAD  
HINCKLEY LE10 1AJ**

**Offers In Excess Of £400,000**

- Entrance Hall
- Extended Living Kitchen
- Ground Floor Study
- Three Further Good Sized Bedrooms
- Off Road Parking To Front
- Characterful Lounge
- Utility Room With Access To Cellar
- Master Bedroom With Ensuite
- Family Bathroom
- Sizeable & Private South Facing Rear Garden



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www.castles-online.co.uk



**\*\* VIEWING ESSENTIAL \*\*** Priesthills Road in Hinckley, this stylish semi-detached house offers a perfect blend of character and modern living. Built in 1906, the property boasts an impressive 1,615 square feet of well-appointed space, making it an ideal family home.

Upon entering, you are greeted by an impressive hall, characterful lounge to front, extended living kitchen, utility room leading down to cellar and a ground floor study. To the first floor there is a master bedroom with ensuite shower room, two further good sized bedrooms and a family bathroom. On the second is a sizeable bedroom four.

Outside the property has off road parking for a car with electric charging point. The good-sized private lawned garden is a standout feature, providing a outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying a peaceful afternoon in the sun.

Situated in a popular and convenient town centre location, this home is ideally placed for easy access to local amenities, schools, and transport links, making it a practical choice for families and professionals alike. Full of character and original features, this property is not just a house; it is a home that invites you to create lasting memories.

Do not miss the opportunity to make this enchanting property your own.

### VIEWING

By arrangement through the Agents.

### DESCRIPTION

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### COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band D (Freehold).

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## ENTRANCE HALL

18'1" x 4'3" (5.52m x 1.30m )

having original front door and window above with feature stained glass, original herringbone tiled flooring and central heating radiator. Spindle balustraded staircase leading to First Floor Landing.



## ENTRANCE HALL





## LOUNGE

14'1" x 12'5" (4.31m x 3.79m )

having original glazed bay window to front with fitted French style shutters, feature exposed fireplace with solid oak beam over and log burning stove, built in storage cupboards, picture rail, ornate coved ceiling, central heating radiator and tv aerial point.





## LOUNGE



## EXTENDED LIVING KITCHEN

23'4"x 10'9" (7.12mx 3.30m )

KITCHEN AREA having an attractive range of grey gloss units including base units, drawers and wall cupboards, butchers block style work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in rangemaster style oven with five ring gas hob with cooker hood over, integrated dishwasher, original tiled floor and upvc double glazed windows to side.

LIVING/DINING AREA having solid wood herringbone style flooring, tv aerial point, central heating radiator and upvc double glazed bi-fold doors opening onto rear garden.



## EXTENDED LIVING KITCHEN



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### UTILITY ROOM

10'4" x 7'5" (3.16m x 2.27m )

having range of fitted Shaker style cupboards, butchers block work surfaces with inset Belfast sink with chrome mixer tap and ceramic tiled splashbacks, space and plumbing for washing machine, space for tumble dryer, space for fridge freezer, ceramic tiled flooring and upvc double glazed window and door opening onto garden. Access to CELLAR.



### CELLAR (ROOM ONE)

12'2" x 5'4" (3.72m x 1.63m)

having power and light.

### CELLAR/COAL STORE (ROOM TWO)

8'3" x 5'6" (2.52m x 1.68m)

having power and light.

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## STUDY

10'4" x 4'11" (3.15m x 1.51m )

having fitted desk, central heating radiator and upvc double glazed window to side with obscure glass.



## FIRST FLOOR LANDING

having feature spindle balustrading and central heating radiator.





## MASTER BEDROOM

12'10" x 12'4" (3.92m x 3.76m )

having central heating radiator, walk in wardrobe/cupboard (1.38m x 1.22m) and original leaded light single glazed window with fitted blinds. Door to Ensuite Shower Room.



## MASTER BEDROOM



## ENSUITE SHOWER ROOM

7'4" x 3'4" (2.25m x 1.03m )

having modern suite including low level w.c., vanity unit with wash hand basin, fully tiled shower cubicle with rain shower over, ceramic tiled splashbacks and heated towel rail.





## BEDROOM TWO

13'11" x 12'3" (4.25m x 3.75m )

having fitted wardrobes, picture rail, central heating radiator, access to the roof space with drop down ladder and two upvc double glazed windows to rear.



## BEDROOM TWO





### BEDROOM THREE

12'5" x 10'6" (3.80m x 3.21m )

having fitted wardrobes, central heating radiator and upvc double glazed window to rear.



## BATHROOM

8'10" x 7'6" (2.71m x 2.31m)

having roll top bath with chrome taps, chrome rain shower over and glass screen, high level w.c., vanity unit with porcelain wash hand basin, ceramic tiled splashbacks, chrome heated towel rail, wood effect herringbone style flooring and two upvc double glazed windows with obscure glass.



## BATHROOM



## SECOND FLOOR LANDING

having staircase to Bedroom Four.



## BEDROOM FOUR

16'5" x 16'1" (5.02m x 4.91m)

having central heating radiator and three velux windows with fitted blinds.



## BEDROOM FOUR





## OUTSIDE

There is a block paved parking space for a car with electric charging point. Private side access to the rear garden laid principally to lawn, patio area with electric remote controlled awning over, mature flower and shrub borders, well fenced boundaries and barked play area, Useful OUTSIDE W.C. Private and not overlooked.



## OUTSIDE





OUTSIDE



OUTSIDE



OUTSIDE - AERIAL VIEW





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
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(21-38) F			(21-38) F		
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Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

63 81

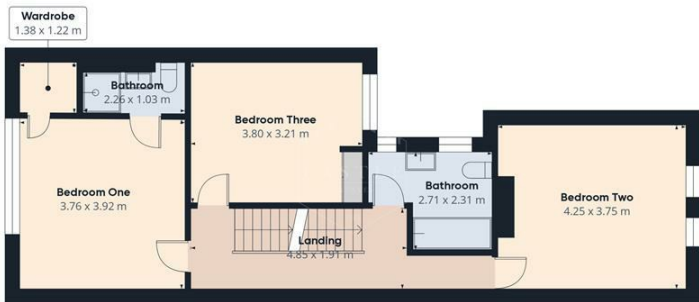
63 81



Floor -1 Building 1



Floor 0 Building 1



Floor 2 Building 1



Floor 3 Building 1

Approximate total area<sup>(1)</sup>  
158.27 m<sup>2</sup>  
Reduced headroom  
7.01 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## **PLEASE NOTE**

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

## **FIXTURES AND FITTINGS**

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

## **OFFER PROCEDURE**

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

## **ADDITIONAL NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

## **BUSINESS HOURS**

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm

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