

CASTLE ESTATES

1982

A SPACIOUS, TRADITIONAL FOUR BEDROOMED SEMI DETACHED FAMILY RESIDENCE WITH PRIVATE REAR GARDEN SITUATED IN A SOUGHT AFTER TOWN CENTRE LOCATION



**44 PRIESTHILLS ROAD
HINCKLEY LE10 1AJ**

Offers In The Region Of £325,000

- NO CHAIN - VIEWING ESSENTIAL
- Further Garden/Sitting Room To Rear
- Kitchen & Boiler Room
- Family Bathroom & Separate W.C.
- Private Well Tended Rear Garden
- Lounge To Front With Bay Window
- Separate Dining Room
- Four Good Sized Bedrooms
- Off Road Parking, Carport & Garage
- Sought After Town Centre Location



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**** No Chain **** This spacious, semi-detached house presents an excellent purchase for the discerning buyer with ample scope for further improvement.

The accommodation enjoys entrance hall, lounge to front, further garden/sitting room, dining room opening onto kitchen and boiler room. To the first floor there are four good sized bedrooms, bathroom and separate w.c. Outside the property enjoys off road parking for two cars, sizeable carport and garage. The rear garden is a particular feature being very private and well stocked with an array of mature trees, shrubs and flower borders. Viewing is essential.

Situated in a sought-after town centre location, this property benefits from easy access to local amenities, schools, and transport links, making it an ideal choice for those who appreciate the convenience of urban living while still enjoying the charm of a residential neighbourhood.

In summary, this semi-detached house on Priesthills Road is a rare find, combining spacious living areas, a desirable location, and beautiful gardens. It is a perfect opportunity for anyone looking to create their dream home in the heart of Hinckley.

COUNCIL TAX BAND & TENURE

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

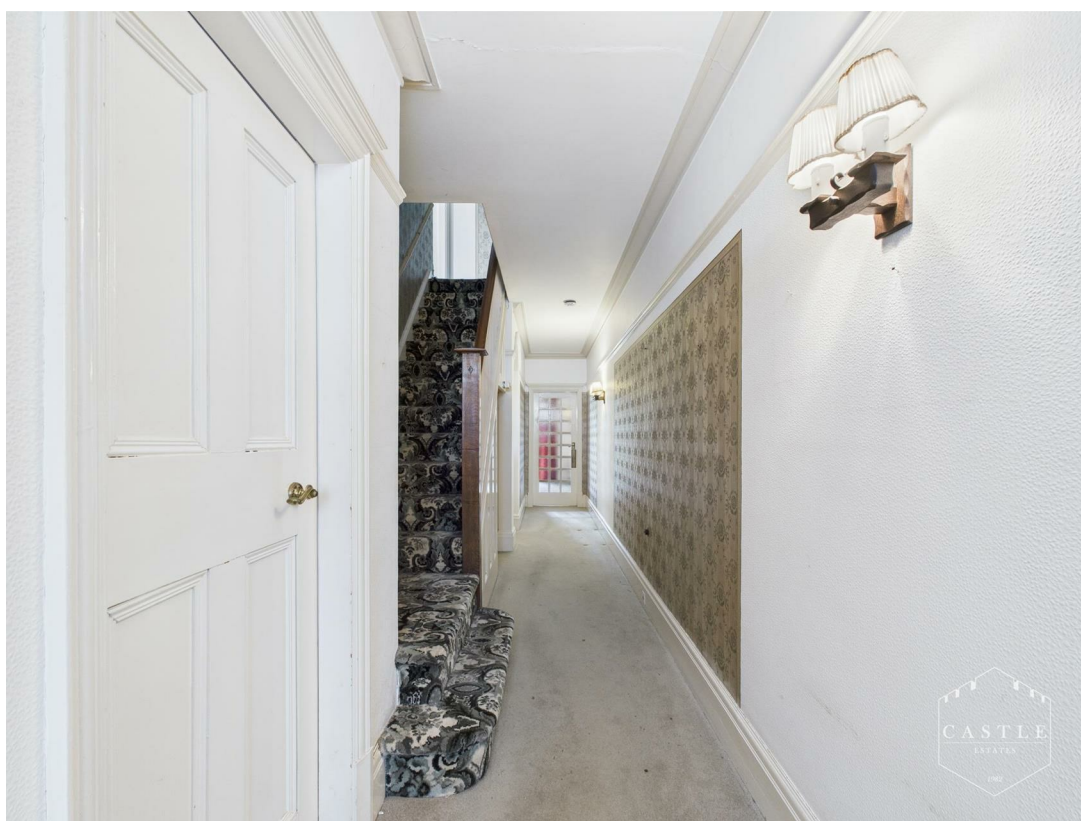
ARCHED ENTRANCE PORCH

leading to Hall.

HALL

31'3" x 4'3" (9.53m x 1.31m)

having wooden door with feature leaded lights, central heating radiator, wall light points, picture rail and coved ceiling. Spindle balustraded staircase to First Floor Landing.



LOUNGE

13'9" x 12'0" (4.20m x 3.67m)

having upvc double glazed bay window to front, wooden fireplace with tiled back and hearth, central heating radiator, wall light points, picture rail and coved ceiling.



GARDEN/SITTING ROOM

13'4" x 12'8" (4.08m x 3.87m)

having tiled fireplace, central heating radiator, picture rail, coved ceiling, rear windows and doors with feature leaded lights opening onto the private rear garden.



DINING ROOM

10'4" x 9'10" (3.16m x 3.02m)

having central heating radiator, wall mounted fire, picture rail, built in pantry store, further large storage cupboard and two sash windows to side.



KITCHEN

12'11" x 6'0" (3.95m x 1.84m)

having base units, drawers and wall cupboards, work surfaces and inset stainless steel sink, space and plumbing for washing machine, space for cooker, washing machine (approximately 1/2 years old), central heating radiator and door to Covered Passageway/Carport.



BOILER ROOM

7'3" x 3'9" (2.21m x 1.16m)

having gas fired boiler for central heating and domestic hot water (recently serviced and checked).

COVERED PASSAGEWAY/CARPORT

having gates to Garage.



GARAGE

33'3" max x 7'5" (10.16m max x 2.28m)

having wooden door to front, power, light, side windows and door to Garden. SEPARATE W.C. having high level w.c.

FIRST FLOOR LANDING

having spindle balustrading, access to the part boarded roof space and wall light points.



MASTER BEDROOM

16'9" x 14'0" (5.12m x 4.28m)

having double glazed bay window to front, wall light points, two central heating radiators and picture rail.





BEDROOM TWO

13'3" x 9'1" (4.06m x 2.79m)

having central heating radiator, picture rail and upvc double glazed window to rear. Door to Bedroom Three.



BEDROOM THREE

12'2" x 7'3" (3.71m x 2.21m)

Potential for being made into one large master bedroom having central heating radiator and upvc double glazed window to rear.



BEDROOM FOUR

10'10" x 9'11" (3.31m x 3.03m)

having central heating radiator, picture rail and upvc double glazed window to side.



BATHROOM

10'9" x 5'10" (3.29m x 1.80m)

having panelled bath with shower attachment, pedestal wash hand basin, towel rail, central heating radiator, large airing cupboard, ceramic tiled splashbacks and upvc double glazed window to side with obscure glass.



SEPARATE W.C.

6'4" x 2'11" (1.95m x 0.91m)

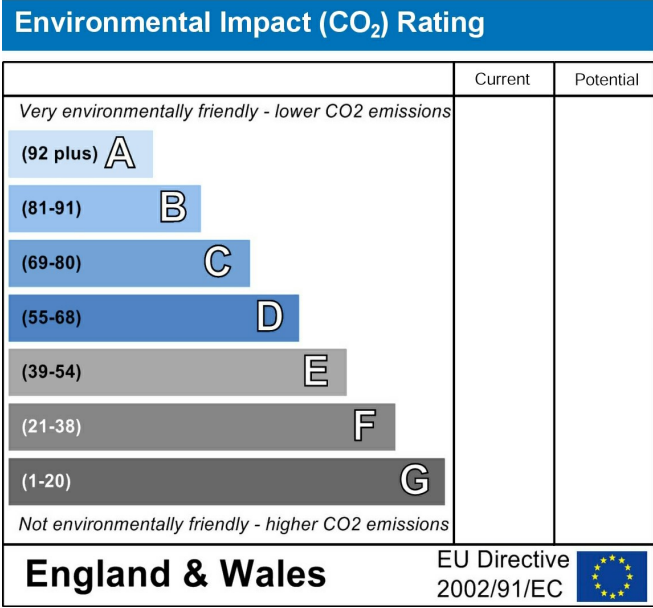
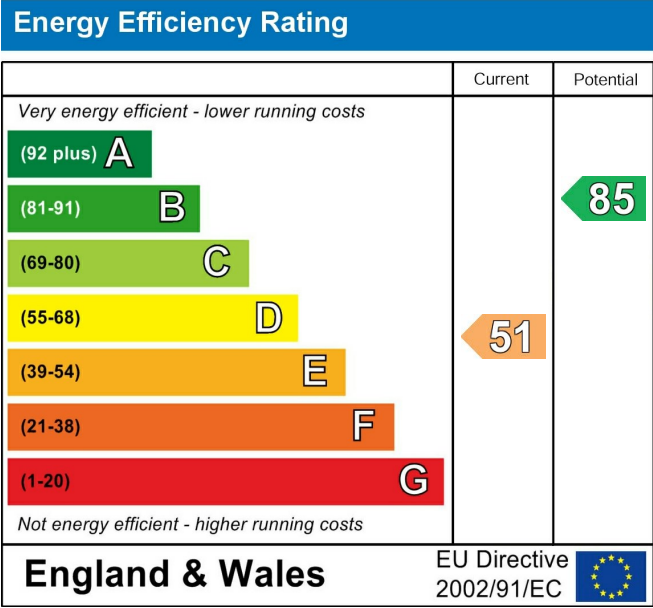
having low level w.c., ceramic tiled splashbacks and upvc double glazed window to side with obscure glass.




OUTSIDE

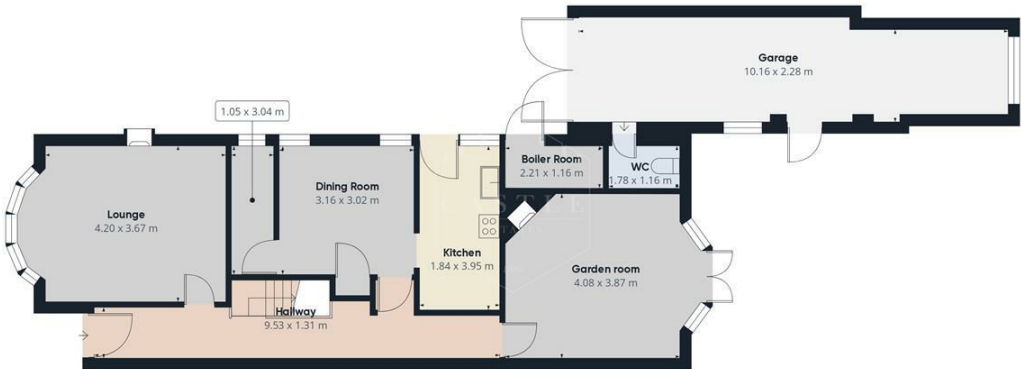
There is direct access over a crazy paved and tarmac driveway with parking for two cars leading to CARPORT and GARAGE. A fully enclosed beautifully maintained rear garden with patio area, lawn, an array of mature trees, flower and shrub borders and well fenced boundaries.



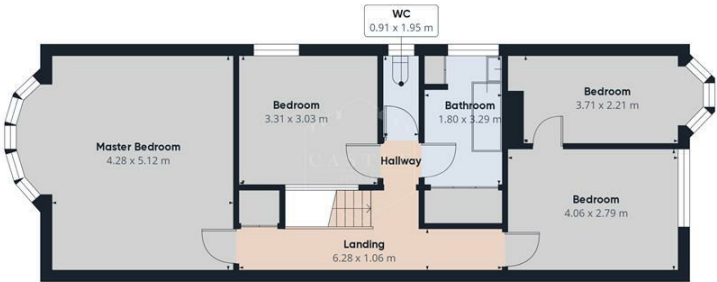




Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		85		(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
					



Floor 0



Floor 1

Approximate total area⁽¹⁾
170.7 m²

(1) Excluding balconies and terraces.

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 are based on RICS IPMS 3C standard.

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
