

CASTLE ESTATES

1982

A STYLISH AND WELL PRESENTED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE WITH GARAGE AND BEAUTIFUL PRIVATE REAR GARDEN SITUATED IN A POPULAR TOWN CENTRE LOCATION



**92 PRIESTHILLS ROAD
HINCKLEY LE10 1AL**

Offers In Excess Of £325,000

- Entrance Porch To Hall
- Superb Living Kitchen
- Guest Cloakroom
- Contemporary Family Bathroom
- Beautiful Country Cottage Style Garden
- Attractive Lounge To Front
- Utility Room
- Three Good Sized Bedrooms
- Parking & Garage
- South Facing & Not Overlooked From The Rear



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This traditional semi-detached house on Priesthills Road offers a perfect blend of comfort and style. Viewing is essential.

The accommodation boasts entrance porch to impressive hall, attractive lounge to front and a superb living kitchen opening onto the private south facing rear garden, utility room and guest cloakroom. To the first floor there are three good sized bedrooms and a contemporary family bathroom.

Outside the property benefits from parking and a garage. One of the standout features of this home is its beautiful country cottage style rear garden, providing a serene retreat for relaxation and outdoor entertaining. The garden is not overlooked from the rear, ensuring a sense of privacy and tranquillity, making it a perfect spot to unwind after a long day.

Situated in a sought-after town centre location, this property benefits from easy access to local amenities, shops, and transport links, making it convenient for daily living.

This semi-detached house is a wonderful opportunity for anyone looking to settle in a desirable area of Hinckley. With its charming features and prime location, it is sure to attract interest. Don't miss the chance to make this lovely property your new home.

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band B

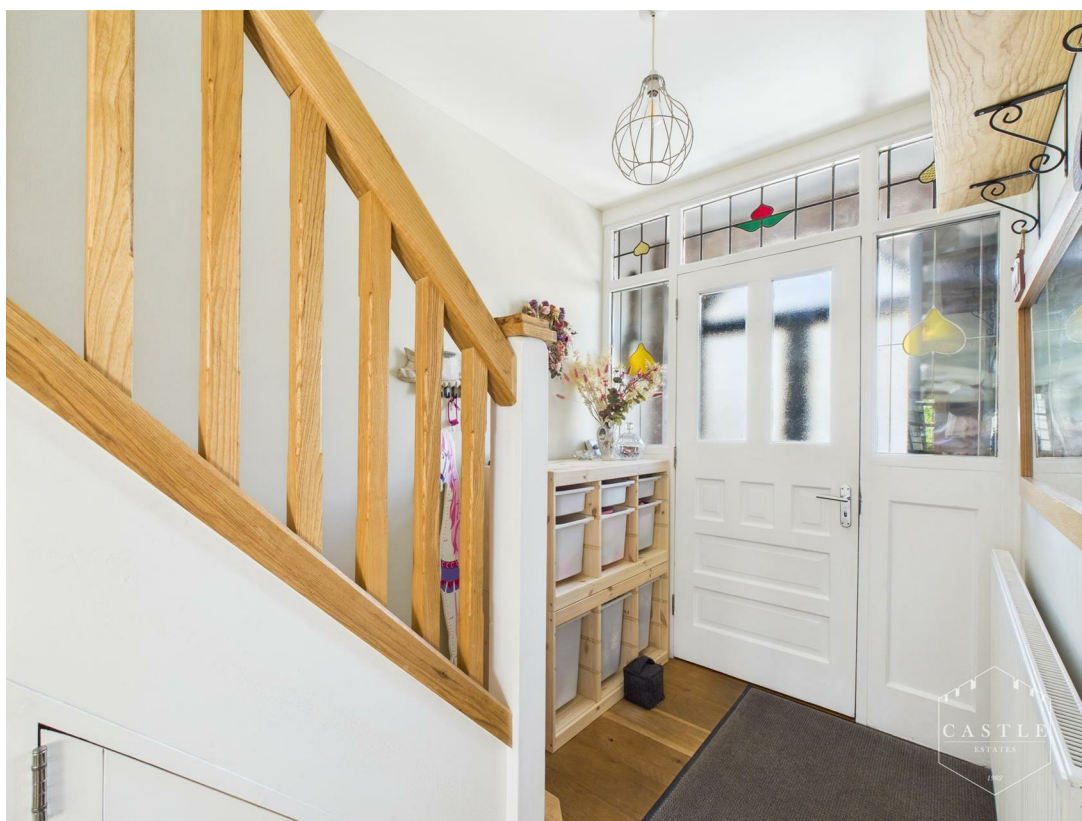
ENTRANCE PORCH

having original tiling.

HALL

9'10" x 5'10" (3m x 1.8m)

having feature door and side windows with coloured leaded lights, engineered oak flooring and central heating radiator. Feature solid ash staircase to First Floor Landing with useful storage beneath.





LOUNGE

12'1" x 11'1" (3.7m x 3.4m)

having feature fireplace with multi fuel burner and beamed over, engineered oak flooring, central heating radiator, tv aerial point, double glazed bay window to front with coloured leaded lights and fitted blinds.





LIVING KITCHEN

18'0" x 12'5" (5.5m x 3.8m)

KITCHEN/DINING AREA having range of cream Shaker style units with butchers block work surfaces and splashbacks, ceramic sink with chrome mixer tap, island unit with butchers block work surfaces and storage cupboards beneath, rangemaster style cooker with ceramic tiled splashbacks and extractor hood over, integrated fridge and freezer, feature fireplace with open fire facility, central heating radiator and engineered oak flooring.

SNUG AREA having two velux sky lights, central heating radiator, engineered oak flooring and sliding doors opening onto rear garden.









UTILITY ROOM

6'10" x 6'2" (2.1m x 1.9m)

having storage cupboard, fitted wall cupboards and shelving, space and plumbing for washing machine and dishwasher, space for fridge, central heating radiator and sealed vinyl laminated flooring. Door to rear garden.



GUEST CLOAKROOM

having low level w.c., vanity unit with wash hand basin, chrome heated towel rail, sealed vinyl laminated flooring and upvc double glazed window with obscure glass.



FIRST FLOOR LANDING

having oak doors to all rooms, spindle balustrading, access to part boarded roof space with light, drop down ladder and upvc double glazed window with fitted blinds.



having integrated low level w.c., wash hand basin and dark grey vanity cabinets, panelled bath with chrome rain shower over, chrome handheld shower and screen, ceramic tiled walls, dark grey central heating radiator, sealed vinyl laminated flooring, upvc double glazed window with obscure glass and fitted blind.

BEDROOM ONE

13'1" x 10'2" (4m x 3.1m)

having range of fitted wardrobes, feature fireplace, central heating radiator, oak effect laminated flooring, double glazed bay window to front with colour leaded lights and fitted blinds.



BEDROOM TWO

12'5" x 10'2" (3.8m x 3.1m)

having fitted wardrobes, feature fireplace, built in storage cupboards, oak effect laminated flooring and double glazed window to rear with fitted blinds.



BEDROOM THREE

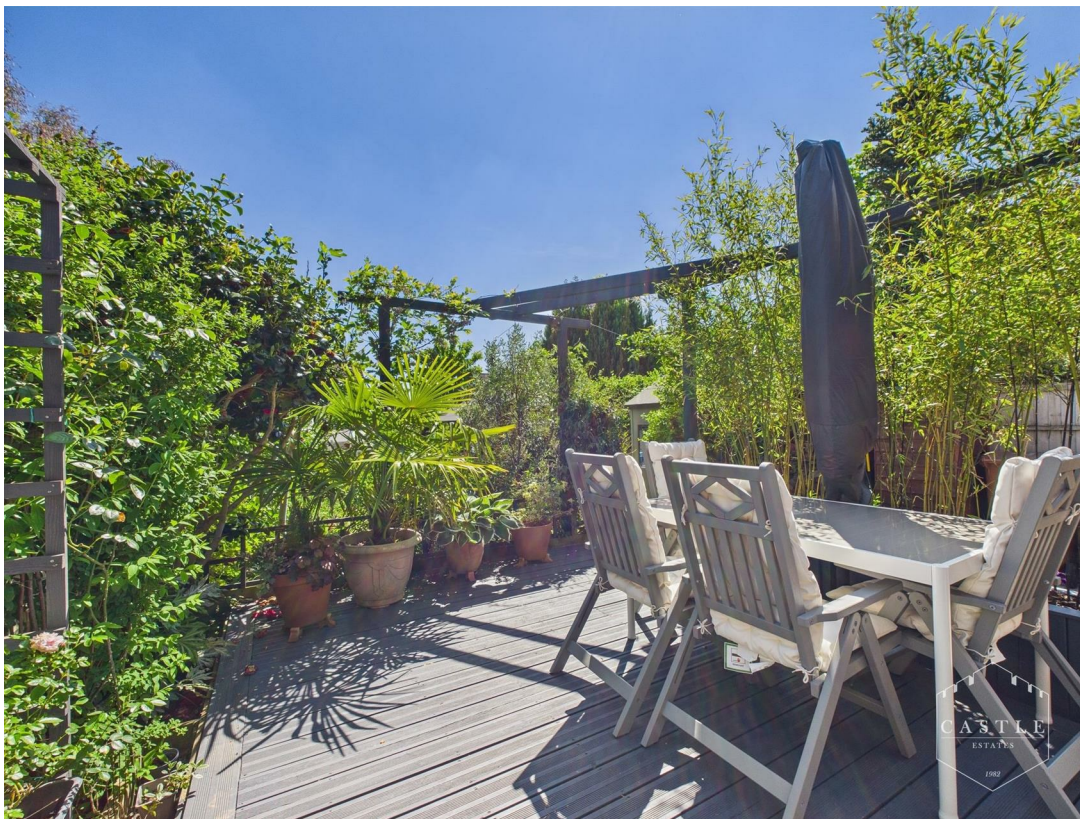
6'10" x 6'10" (2.1m x 2.1m)

having fitted wardrobe, central heating radiator, oak effect laminated flooring and double glazed window to front with fitted blinds.



OUTSIDE

Dropped kerb leading to two parking spaces to the front of property. Opposite there is a further gravelled driveway with parking for two cars leading to GARAGE. A country cottage style garden with decked seating area, lawn area, mature trees, shrubs and flower beds, log store, coal store, WORK SHOP, GREEN HOUSE and SHED. Well fenced boundaries. South facing, private and not overlooked.








REAR ELEVATION




DRIVE AND GARAGE



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		
England & Wales	EU Directive 2002/91/EC 	

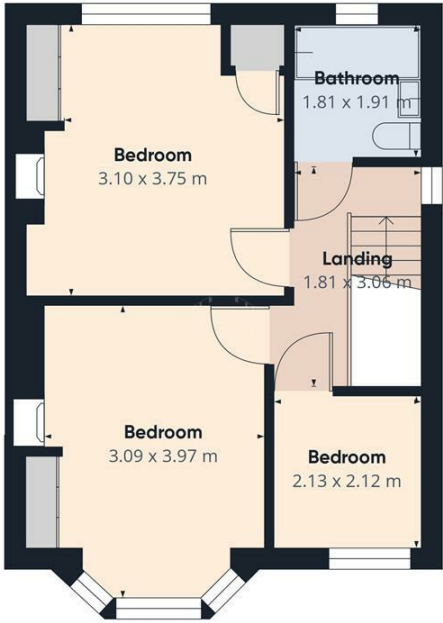
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
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Approximate total area⁽¹⁾
92.1 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.

GIRAFFE360

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
