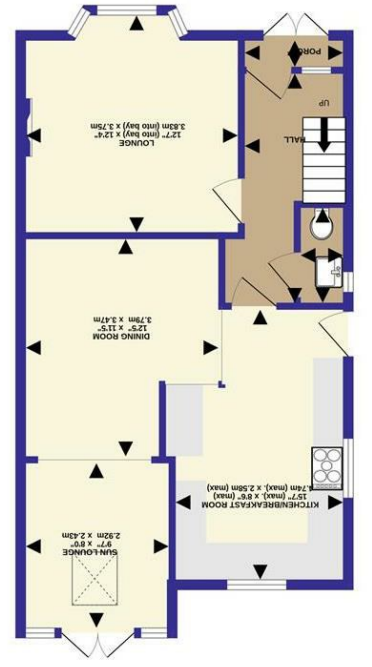
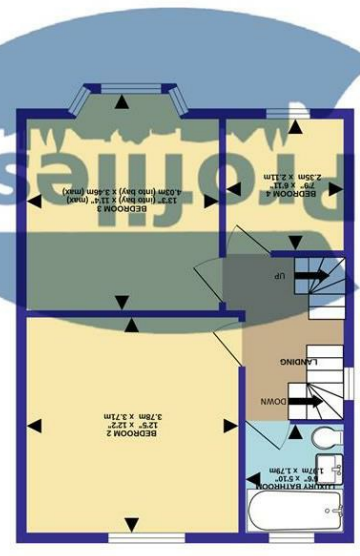


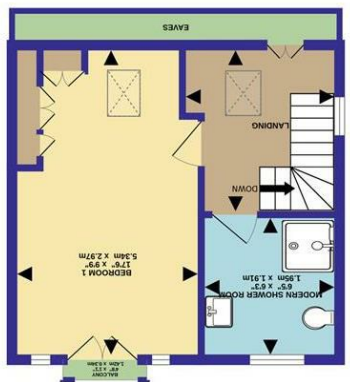
102 PRIESTHILLS ROAD HINCKLEY LE10 1AL REF: CGB375000IOIR19082024  
 TOTAL FLOOR AREA: 1346 sq.ft. (125.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility 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, options and appliances shown have not been listed and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2024



GROUND FLOOR  
587 sq ft. (54.6 sq. m.) approx.



1ST FLOOR  
439 sq ft. (40.8 sq. m.) approx.



2ND FLOOR  
320 sq ft. (29.7 sq. m.) approx.

PROPERTY MISDESCRIPTIONS ACT 1991  
 Profiles Estate Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the Seller. Neither has the buyer must assume the information given is incorrect. Profiles Estate Agents checked the legal documentation to verify legal status of the property. A Buyer must assume the information is incorrect, until it has been verified by their own Solicitors.  
 The Measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing to any expense. The Sales Particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.  
 MISDESCRIPTIONS ACT 1967  
 These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should rely solely on their own Surveyor, Solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from Profiles Estate Agents, then a request should be made by any member of staff, as only specific written confirmation should be relied upon. Profiles Estate Agents will not be responsible for any loss other than where specific written confirmation has been requested.



Independent Estate Agents  
 Surveyors, Valuers and  
 Letting Agents



Profiles Estate Agents

102 Priesthills Road, Hinckley, LE10 1AL  
 Offers In The Region Of £375,000



# 102 Priesthills Road, Hinkley, LE10 1AL

Offers In The Region Of £375,000

A traditional, extended, 3 storey, 4 bedroom, 2 bathroom semi detached house. The property has been fully modernised and offers deceptively spacious, immaculately maintained family accommodation throughout. Additional benefits of gas central heating (condensing combination boiler), PVCu double glazed, open plan modern fitted breakfast kitchen / dining room / sun lounge, new roof, solid oak internal doors, original features including cast iron fireplaces, immense charm and character, re wired, landscaped private south easterly facing rear garden with custom bar, attractive decking, garden shed, block paved driveway and bedroom 1 with Juliet balcony.

Situated in one of Hinkley's most popular and sought after locations, within minutes walking distance of Hinkley's town centre and all local amenities. The property is accessible for commuting to all major road links, such as the A5, M69, M1 and M6. VIEWING ESSENTIAL.

## Fully enclosed porch.

5'10" x 17".

Twin arched doors and ceramic tiled floor.

## Reception hall.

13'0" x 5'10".

Staircase with spindle balustrade leading to the first floor, mains smoke alarm, laminate floor, radiator, understairs cupboard, leaded stained glazed door and adjacent stained glazed window.

## Guest cloakroom.

5'9" x 3'2".

Suite in white, wash hand basin with tiled splash back, low flush wc, obscure PVCu double glazed window and ceramic tiled floor.

## Attractive lounge (front).

12'6" (into bay) x 12'3".

Walk in PVCu double glazed bay window, feature open hearth fire with cast iron grate with tiled hearth and radiator.

## Spacious dining room (rear).

12'5" x 11'4".

Feature open hearth fire with cast iron grate with tiled hearth, square arch, laminate floor and radiator.

## Modern fitted luxury 'shaker style' breakfast

### kitchen

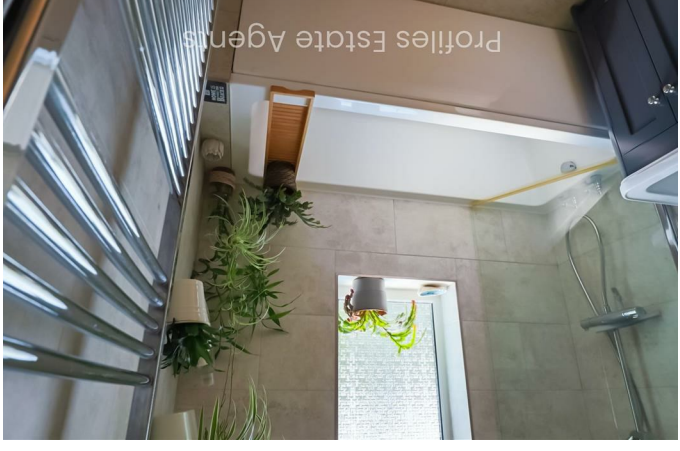
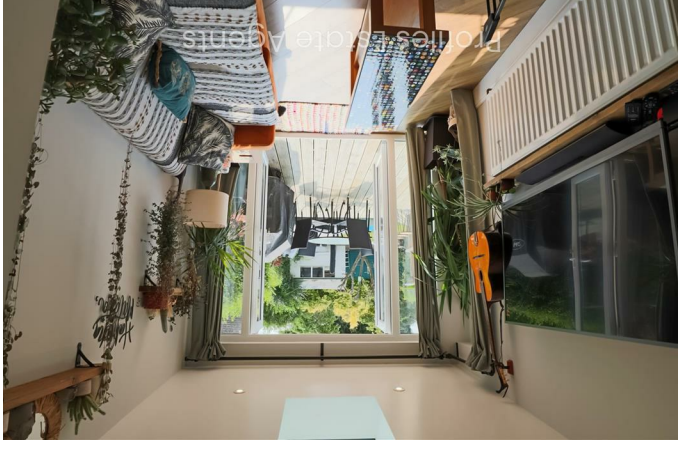
15'6" (max) x 8'5" (max).

1 1/2 bowed porcelain sink, range of attractive base and wall units (7 base and 4 wall) finished in pale grey, associated work surfaces, integral breakfast bar, fitted smeg with 5 burner gas hob, gas fan assisted ovens, grill and warming draw. Kitchen by Fabio Di Marco kitchens, wall mounted (fan assisted) gas fired condensing combination boiler (Baxi 800), plumbing for a washing machine, PVCu double glazed rear and side windows, PVCu double glazed side door, laminate floor, main smoke /heat alarm, down lights to the ceiling and archway.

## Sun lounge (rear).

9'6" x 7'11".

Laminate floor, radiator, double glazed velux roof light and down lights to the ceiling.



## First floor landing.

9'6" (max) x 6'10" (max).

Obscure PVCu double glazed window, staircase with spindle balustrade leading to the second floor and mains smoke alarm.

## Bedroom 2 (rear).

12'4" x 12'2".

PVCu double glazed window and radiator.

## Bedroom 3 (front).

13'2" (into bay) x 11'4".

Walk in PVCu double glazed bay window and radiator.

## Bedroom 4 (front).

7'8" x 6'11".

PVCu double glazed window and radiator.

## Luxury bathroom (rear). Fully tiled.

6'5" x 5'10".

Suite in white, panel bath with chrome mixer shower with waterfall shower head, wash hand basin in vanity with twin doors finished in matt dark grey, low flush wc, chrome ladder style radiator, extractor fan, ceramic tiled floor and PVCu double glazed window.



## Second floor landing.

10'4" (max) x 8'3" (max).

With study area, double glazed velux roof light, storage to the eaves and obscure PVCu double glazed side window.

## Bedroom 1 (through).

17'6" (max) x 11'9" (max).

Features Juliet balcony with twin PVCu double glazed doors, down lights to the ceiling, storage to the eaves, fitted wardrobes, fitted double base cupboards, double glazed velux roof light, radiator and downlights to the ceiling.



**Outside.**  
Front garden with block paved driveway and side gated access.  
Enclosed south easterly facing landscaped rear garden with established lawn, raised decking with steel posts, garden shed, fitted bar with power points, hot and cold water taps.

## Modern shower room (rear).

6'4" x 6'3".

Suite in white with brass fittings, fitted shower cubicle with mixer shower with glazed side screen and door, ladder style radiator, LVT floor, obscure PVCu double glazed window and ceramic wall tiling.

