



Profiles Estate Agents

21 Priesthills Road

, Hinckley, LE10 1AQ

Offers In The Region Of £320,000



A truly stunning, immaculately presented, extended, 2 reception rooms, 3 double bedroom, mid terraced house, located in one of Hinckley's most established and sought after locations. The property benefits from gas central heating (condensing combination boiler), PVCu double glazed window, attractive dining room, well appointed lounge, modern kitchen, extended breakfast/ family room, spacious luxury bathroom, roof conversion, gazebo, spacious insulated log cabin/home office, landscaped rear garden, walled front garden and many unique features together immense charm and character.

The property is ideally located close to all local amenities, including local shops, schools and regular public transport services, whilst being within walking distance of Hinckley's town centre. The property is accessible for commuting to all major road links, such as the A5, M69, M1 and M6.

Must be viewed.



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Entrance vestibule. 4'5" x 4'4". (1.36 x 1.34.)
Obscure double glazed door, attractive wall panelling and tiled floor.

Spacious dining room (front). 13'11" (ito bay) x 12'4". (4.25 (ito bay) x 3.76.)
PVCu double glazed bay window, with window seat with storage beneath, laminate floor, feature radiator, fitted corner bencing seating, wall light, ceiling rose, coving, alcove with shelving, and double base cupboard.

Attractive dining room (rear). 13'1" x 12'3". (3.99 x 3.75.)
Multi fueled burner with raised hearth, rustic brick surround, with wooden mantel shelf, feature radiator, PVCu double glazed window, laminate floor, room stat, coving and staircase to the first floor.

Modern kitchen (rear). 15'2" x 7'1". (4.63 x 2.17.)
Porcelain sink, range of attractive base and wall units finished in high gloss cream (9 base inclusive of pan drawers and 5 wall units), associated work surfaces finished in solid oak, radiator, ceramic tiled floor, plumbing for a washing machine, obscure PVCu double glazed door, PVCu double glazed window, ceramic floor and wall tiling, fitted range with 5 burner gas hob, double electric fan assisted ovens and grill.

Extended breakfast / family room. 13'5" x 8'4". (4.11 x 2.55.)
Twin PVCu double glazed french doors, radiator and obscure PVCu double glazed side windows.

First floor landing. 17'2" (max) x 10'1" (max). (5.24 (max) x 3.09 (max).)
Radiator, smoke alarm and staircase leading to the second floor.

Bedroom 1 (front). 14'2" x 12'0". (4.34 x 3.68.)
Twin PVCu double glazed windows, radiator, picture rail and dado rail.

Bedroom 2 (rear). 13'8" (max) x 10'4". (4.17 (max) x 3.15.)
Ornate fireplace with cast iron grate, radiator and PVCu double glazed window.

Spacious luxury bathroom (rear). 15'3" x 7'2". (4.65 x 2.19.)
Full suite in white, panel bath with mixer shower, wash hand basin, low flush wc, fitted double walk in shower cubicle with mixer shower and waterfall shower head, PVCu double glazed window, feature chrome towel rail, roof void access, extractor fan, ceramic wall tiling, laminate floor, ceramic wall tiling and linen cupboard with a wall mounted fan assisted gas fired condensing combination boiler (Vaillant Eco Tec Pro 28).

Second floor roof conversion / bedroom 3. 19'9" x 13'4". (6.02 x 4.08.)
Double glazed velux roof lights, radiator, spindle balustrade, smoke alarm and storage space to the eaves.

Outside.
Walled front garden with integral side pedestrian access to the rear garden.
Landscaped rear garden, with raised decking, artificial lawn, external power points, water tap.

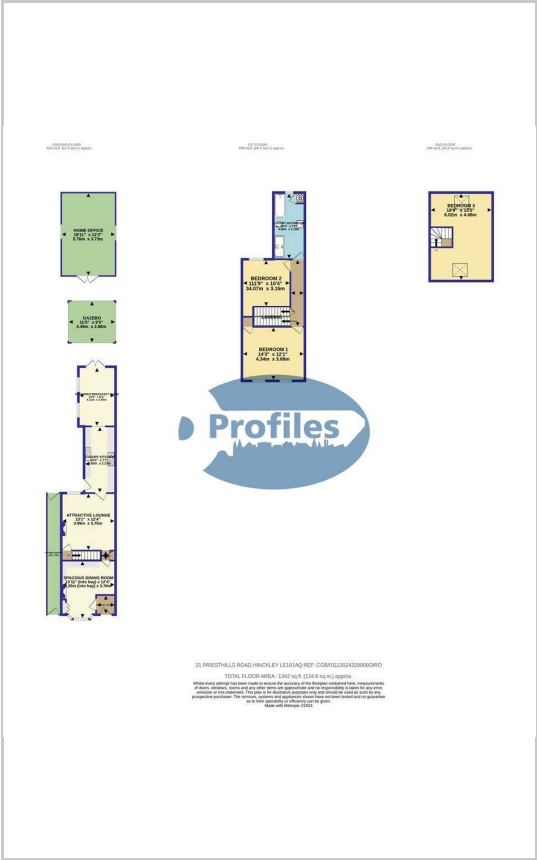
Gazebo 11'5" x 9'5". (3.49 x 2.88.)
Porcelain tiled floor

Log cabin / home office. 18'10" x 12'2". (5.76 x 3.73.)
Twin double doors, side windows, power points, 6 light points, fully insulated, vaulted ceiling and consumer unit.

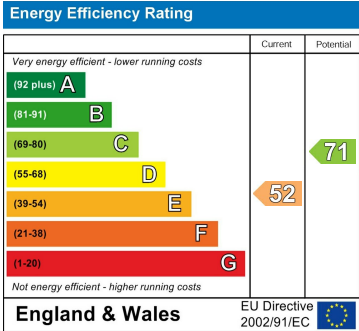
Area Map



Floor Plans



Energy Efficiency Graph



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