



Profiles Estate Agents

55 Priesthills Road

, Hinckley, LE10 1AQ

Asking Price £385,000



A immaculately maintained, extended, traditional, 4 bedroom family semi detached house, located in a sought after area and within minutes walking distance of Hinckley town centre and all local amenities. The property has the additional benefits of a luxury extended breakfast /kitchen (vaulted ceiling), 2 reception rooms, luxury shower room, gas central heating (condensing boiler), picturesque established rear garden, intruder alarm, block paved front garden/driveway, many unique features together with charm and character,

The property is accessible for commuting to all major road links, such as the M69,M1,M6 and A5.

VIEWING ESSENTIAL.



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Reception hall. 15'8" (max) x 11'6" (max) (4.78 (max) x 3.51 (max))

Mosaic tiled floor, feature cast iron radiator, under stairs cupboard, coving, smoke alarm and double glazed composite door.

Attractive lounge (front) 14'11" (into bay) x 15'0" (4.56 (into bay) x 4.59)

Feature rustic fireplace with raised tiled hearth and oak mantel, engineer oak floor, cast iron radiator, shutter blinds, ceiling rose, coving and picture rail.

Guest cloakroom (side). 9'2" x 2'11" (2.81 x 0.91)

Suite in white, low flush wc, wash hand basin, ceramic tiled floor, attractive wall panelling and extractor fan.

Spacious dining room (rear). 14'9" (max) x 11'9" (max). (4.52 (max) x 3.60 (max).)

Karndean floor, feature cast iron radiator, feature double sided multi fuel log burner with raised hearth, twin PVCu double glazed french doors, coving and picture rail.

Lururoius extended breakfast kitchen (rear). 20'11" (max) x 11'0" (max). (6.40 (max) x 3.36 (max).)

Modern shaker fitted kitchen.

1 1/2 bowled sink, range of attractive base and wall units (12 base, pan draws and 2 wall) finished in 'pantry blue', associated quartz work surfaces with breakfast bar, karndean floor, split level induction hob, twin (side by side) fan assisted electric ovens, vaulted ceiling with 4 double glazed velux roof lights, black graphite anodised bi-folding doors, ladder style radiator, PVCu double glazed windows, coving and tv aerial point.

Utility room (dual aspect). 9'10" x 6'10" (3.02 x 2.09)

PVCu double glazed windows, quartz work surfaces, karndean floor, ceramic wall tiling, coving, 1 base unit, tall cupboard, plumbing for a washing machine, space for a tumble dryer and ladder style radiator.

First floor landing. 13'7" (max) x 10'4" (max). (4.15 (max) x 3.17 (max).)

Radiator, down lights and smoke alarm.

Bedroom 1 (front). 14'11" (into bay) x 11'10" (4.56 (into bay) x 3.62)

Walk in PVCu double glazed bay window, feature radiator and coving.

Bedroom 2 (rear). 15'10" (max) x 10'8" (max). (4.85 (max) x 3.27 (max).)

PVCu double glazed window, attractive wall panelling, picture rail, feature radiator and feature free standing bath with 'stand alone' chrome mixer shower.

Bedroom 3 (front). 12'9" (max) x 9'10" (max) (3.89 (max) x 3.01 (max))

PVCu double glazed window with shutter blinds, feature radiator and coving.

Bedroom 4 (rear). 10'1" x 8'6" (3.09 x 2.60)

PVCu double glazed window, feature radiator, fitted wardrobe with hanging rail and roof void access.

Luxury shower room (rear). 8'2" x 7'4" (2.51 x 2.26)

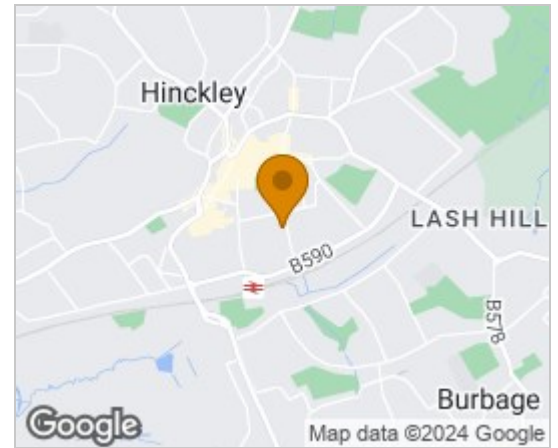
Suite in white, walk in infinity double shower, with chrome mixer shower with rainfall shower head and side glazed screen and door, wash hand basin in vanity unit with marble surround and double doors finished in matt grey, ceramic tiled floor, chrome towel rail with integrated radiator, obscure PVCu double glazed window with shutter blinds, down lights to the ceiling, and ceramic wall tiling.

Outside.

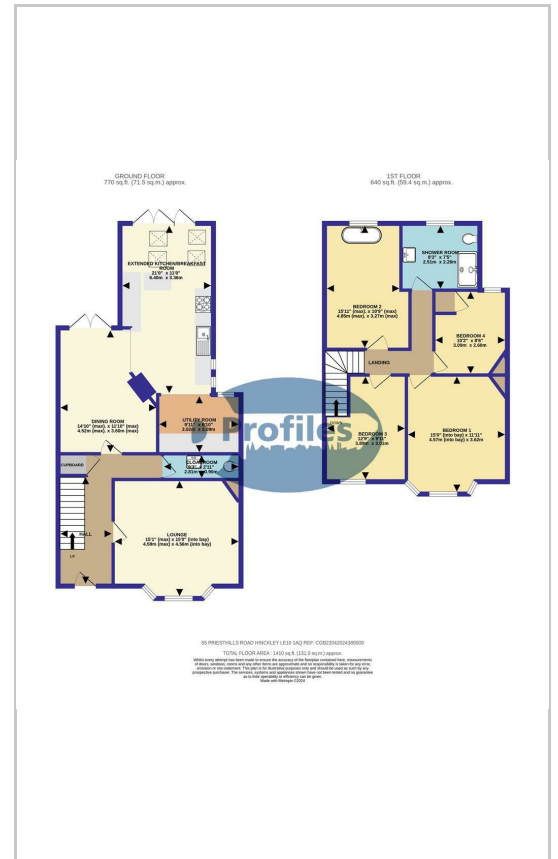
Enclosed established rear garden, with paved patio, established lawn, pergola, water tap, security light, external power points and herbaceous borders.

Front block paved driveway and side gated access.

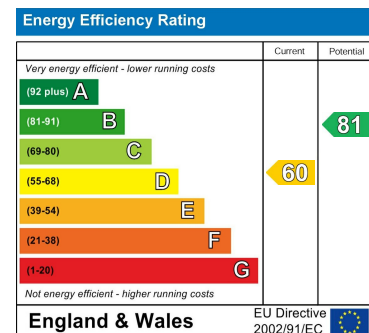
Area Map



Floor Plans



Energy Efficiency Graph



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