



66 Olympic Way,
Hinckley,
LE10 1ES

£500,000

GENERAL

An impressive family house in a superb location on the edge of Hinckley. The well thought out accommodation briefly includes on the ground floor, a wonderful living kitchen with French doors opening into the garden, a sitting which opens into the kitchen creating a large open plan space perfect for family parties and a dining room. On the first floor there are four double bedrooms one of which has an en-suite and family bathroom. On the second floor there is a sensational master bedroom suite that fills the whole floor and includes a dressing room and en-suite. Outside there is a double garage, parking and rear garden.



LOCATION

Olympic Way is in one of the most highly regarded residential areas in Hinckley located just off Leicester Road. It is close to Hinckley Golf Club and a short walk from John Cleveland College. In Hinckley there are an extensive range of amenities including shops, a leisure centre and railway station connecting to Birmingham. The site is within easy reach of the Northern Perimeter road which gives fast access to the A5 and motorway network.

THE HOUSE

The accommodation is arranged over three floors as follows. Front door opening into reception hall.

RECEPTION HALL

With tiled floor, balustrade staircase rising to first floor, understairs storage cupboard. Central heating radiator.

CLOAKROOM

With a low flush lavatory, wash hand basin. Central heating radiator.

SITTING ROOM

19'8" + bay x 11'9"

A delightful room with bay window, central heating radiators and double doors opening into the living kitchen.

DINING ROOM

13'6" x 9'2" + bay

A lovely light room used by the current owners as a playroom. Central heating radiator.

LIVING KITCHEN

25' x 12'4" max

The living kitchen is very much the heart of the house. The kitchen area is fitted with a comprehensive range of base and wall cabinets with integrated appliances including a double oven and four ring gas hob with extractor over. There is a central island unit and a one and a half bowl sink and drainer unit. French doors open from the living area into the garden.

UTILITY

8'3" x 6'

Fitted base unit with single drainer sink unit, tiled finish to floor. Central heating radiator.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the galleried landing.

GALLERIED LANDING

The galleried landing is very impressive and runs round both sides of the stairwell. Opening off the landing are the bedrooms and family bathroom.

BEDROOM TWO

14'5" x 8'5"

A good sized double bedroom with fitted wardrobes. Central heating radiator.

EN-SUITE

Double sized shower enclosure, low flush lavatory, wash hand basin and central heating radiator.

BEDROOM THREE

12'9" x 9'1"

Double bedroom with central heating radiator.

BEDROOM FOUR

11'10" x 9'7"

Double bedroom with central heating radiator.

BEDROOM FIVE

11'10" x 9'7"

Double bedroom with central heating radiator.

BATHROOM

Suite comprising a panelled bath, low flush lavatory, wash hand basin, shower enclosure and central heating radiator.

ON THE SECOND FLOOR

Stairs rise from the first floor landing to the second floor landing.

MASTER BEDROOM SUITE

A sumptuous master bedroom suite.

BEDROOM

20'4" x 10'9"

A lovely room with a high ceiling giving a real feeling of space. Roof light and central heating radiator.

DRESSING ROOM

14'7" x 7'5"

A really good sized dressing room with wardrobes running down either side.

EN-SUITE

10'10" max x 8'4" max

A really generous en-suite. Floating vanity unit with dual sinks and electric shaver point over, panelled bath and separate shower enclosure. Low flush lavatory and central heating radiator.

OUTSIDE

A drive leads to a DOUBLE GARAGE with up and over doors.

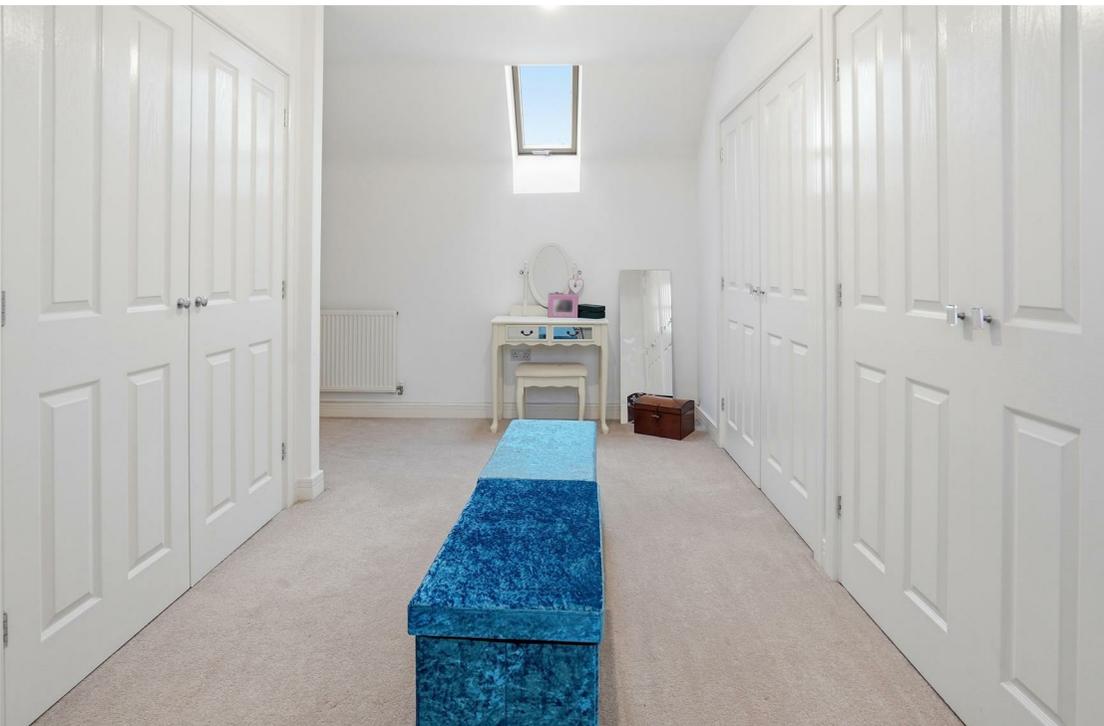
THE MAIN GARDEN

The main garden is principally lawned.

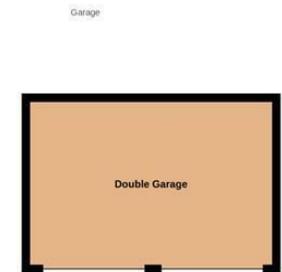
COUNCIL TAX BAND

Hinckley and Bosworth Council Tax Band F.









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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		80	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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