

72 PRIESTHILLS ROAD HINCKLEY LE10 1AL REF: C08210220264475000180  
 TOTAL FLOOR AREA: 1,626 sq ft (151.1 sq m) approx.  
 Measurements were taken to ensure the accuracy of the dimensions and area. Measurements are in metres. The area of the property has not been measured and no guarantee is given. The area of the property has not been measured and no guarantee is given. Measurements were taken to ensure the accuracy of the dimensions and area. Measurements are in metres. The area of the property has not been measured and no guarantee is given.



PROPERTY MISDESCRIPTIONS ACT 1991  
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 Surveyors, Valuers and  
 Letting Agents



72 Priesthills Road, Hinckley, LE10 1AL  
 Offers In The Region Of £465,000



## 72 Priesthills Road, Hinkley, LE10 1AL

Offers In The Region Of £465,000

An immaculately presented, extended, traditional styled family detached house set in one of Hinkley's most sought after and popular locations. The property has the additional benefits of gas central heating (condensing boiler), PVCu double glazing, magnificent extended breakfast kitchen/dining room, family room, family room, luxurious modern bathroom with full suite (inclusive of separate shower), landscaped established (south easterly facing) rear garden with block paved drive, side driveway, detached larger than average garage/work shop,

MUST BE VIEWED.

### Recessed porch.

11'0" x 4'5".

### Reception hall.

11'5" (max) x 10'0" (max).

Staircase with spindle balustrade, obscure PVCu double glazed side window, obscure double glazed composite front door, engineered oak floor and understairs cupboard,

### Guest cloakroom (side).

6'0" x 2'8".

Suite in white, low flush wc, wash hand basin, ceramic wall tiling, coving and obscure PVCu double glazed window.

### Family room (front),

14'9" (into bay) x 12'0" (max).

PVCu double glazed walk in bay window, PVCu double glazed side window, engineered oak floor, feature live gas fire in attractive surround with raised hearth, radiator sand coving.

### Attractive lounge (rear).

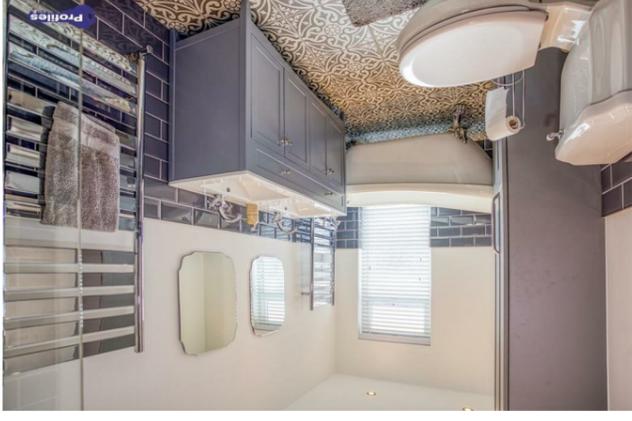
12'11" x 12'8".

Twin PVCu double glazed French doors, adjacent PVCu double glazed windows, engineered oak floor, feature wood burner with raised hearth radiator and PVCu double glazed side window.

### Extended breakfast kitchen/dining room (rear).

25'0" (min) x 12'11".

Porcelain sink, range of attractive base and wall units ( 9 base and 5 wall), finished in soft cream with contrasting solid oak work surfaces, centre island with integral base units and solid oak work surface, split level 5 burner gas hob, double electric (fan assisted) oven with grill, extractor hood, integrated fridge, freezer and dishwasher, engineer oak floor, radiators, downlights to the ceiling, obscure double glazed side door, PVCu double glazed side window and PVCu sliding patio doors.



### First floor landing.

15'3" (max) x 9'3" (max).

Obscure PVCu double glazed side window and smoke alarm.

### Bedroom 1 (front).

15'0" (into bay) x 12'2" (max).

PVCu double glazed walk in bay window, radiator and PVCu double glazed side window.

### Bedroom 2 (rear).

13'4" x 10'7".

PVCu double glazed side and rear windows and radiator.

### Bedroom 3 (rear).

9'9" x 6'8".

PVCu double glazed window and radiator.

### Luxury bathroom (rear).

13'1" x 6'3".

Full suite in white, feature claw foot stand alone bath with chrome mixer, twin wash hand basins in vanity unit, low flush wc, walk-in separate infinite shower with mixer shower, chrome ladder style radiators, ceramic tiled floor and walls, down lights to the ceiling, wall mounted (fan assisted) gas fired condensing combination boiler (Worcester Green Star 25 si) and obscure PVCu double glazed window.

### Detached garage/workshop.

24'1" (max) x 13'10" (max).

Twin arch front doors, window, side and rear doors.



Enclosed established south easterly facing rear garden with lawn, paved patio, pergola, and summer house.

Front garden with block paved drive. further side driveway (max width 1.99m) with gated access.

### Outside.

The property is located with walking distance of Hinkley town centre and all local amenities. Ideally position for commuting to all major road links, such as the A5, M69, M1 and M6.