



## 62 Priesthills Road

, Hinckley, LE10 1AL

Offers Over £300,000



**NO CHAIN!! VIEWING ESSENTIAL.**

A traditional 4 bedroomed family detached house occupying corner commanding position in sought after and established location, within minutes walking distance of Hinckley town centre. Additional benefits of PVCu double glazing, conservatory, guest cloakroom, gas fired central heating, 2 car driveway to front of the property and detached garage to rear with additional driveway. Ideally located close to local amenities and accessible for commuting to all major road links such as A5, M69, M6 & M1.



### Attractive canopy porch

Leading to:

### Reception hall

Having front door with side UPVC double glazed window, central heating radiator, room stat, staircase with spindle balustrade to first floor.

### Guest cloakroom

Having wash hand basin in vanity unit, high flush w.c, wall mounted gas fired central heating combination boiler.

### Lounge (front) 12'1" into bay x 12'1" min (3.68 into bay x 3.68 min)

Having UPVC double glazed bay window, UPVC double glazed side window, central heating radiator, feature stainless steel gas fire, tv aerial point,

### Breakfast kitchen/dining room 19'2" x 12'11" (5.84 x 3.94)

Comprising:

### Kitchen 9'4" x 7'1" (2.84 x 2.16)

Having range of base and wall units, associated bevel edged work surfaces, ceramic wall tiling, 1 1/2 bowled stainless steel sink unit, stainless steel oven, gas hob and stainless steel extractor hood, fitted fridge, fitted dishwasher, ceramic tiled floor.

### Dining area 12'11" x 11'8" (3.94 x 3.56)

Having double central heating radiator, UPVC double glazed window, to side, UPVC double glazed French doors to garden.

### Conservatory 8'3" x 4'8" (2.51 x 1.42)

Having plumbing for washing machine, UPVC double glazed windows, poly-carbonate roof.

### First floor landing

Having staircase via spindle balustrade to second floor.

### Bathroom

Having full suite in white comprising of panelled bath, separate shower cubicle, pedestal wash hand basin, low flush w.c, chrome ladder style central heating radiator, ceramic wall tiling, ceramic tiled floor.

### Bedroom 2(rear) 12'11" x 11'8" (3.94 x 3.56)

Having central heating radiator, UPVC double glazed windows to rear and side.

### Bedroom 1 (front) 12'6" into bay x 11'8" (3.81 into bay x 3.56)

Having UPVC double glazed bay window, central heating radiator, UPVC double glazed window to side.

### Bedroom 4 (front) 8'3" x 5'0" (2.51 x 1.52)

Having UPVC double glazed window to side, central heating radiator, tel point, broadband point, feature stained glass circular window.

### Second floor

### Bedroom 3 (rear) 13'9" x 11'8" (4.20 x 3.56)

Having two velux roof lights, double central heating radiator, two built in wardrobes, storage to eaves.

### Outside

Having front garden with parking via wrought iron gates, side access to mature rear garden with lawn, paved patio, herbaceous borders,

Further parking to rear via side access,

### Garage 16'9" x 7'10" (5.10 x 2.4)

Approached via side access.

### General information

#### TENURE

We understand that the property is freehold, however the purchasers solicitor should clarify this.

#### SERVICES

All mains services are connected to the property to include mains gas, electricity, water and drainage.

#### FIXTURES AND FITTINGS

All those items mentioned in the sales particulars are included in the purchase price.

#### VIEWING ARRANGEMENTS

By prior appointment through the selling agents, Profiles Estate Agents 01455 613555.

#### Council Tax Band:

Every effort has been made to ensure that these particulars are accurate and reliable. Should, however you discover any query or error please contact this office and we will be pleased to make the necessary alterations.

#### OFFER PROCEDURE

We have an obligation to our vendor/client to ensure that any offers made for the property can be substantiated. Therefore one of our financial services representatives will contact you to qualify your offer

#### OFFICE OPENING HOURS

MONDAY - FRIDAY 9 AM - 6 PM

SATURDAY 9 AM - 4 PM

### Canopy porch

Leading to:

### Reception hall

Having front door with side PVCu double glazed window, central heating radiator, room stat and staircase with spindle balustrade to first floor.

### Cloakroom

Having wash hand basin in vanity unit, w.c and wall mounted gas fired central heating combination boiler.

### Lounge (front) 12'1" into bay x 12'1" min (3.68 into bay x 3.68 min)

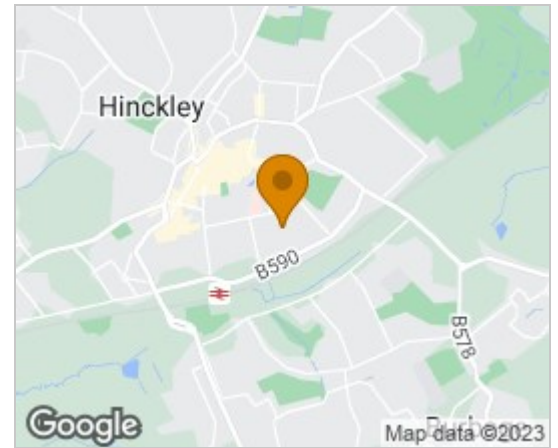
Having PVCu double glazed bay window, PVCu double glazed side window, central heating radiator and feature stainless steel gas fire.

### Breakfast kitchen/dining room 19'2" x 12'11" (5.84 x 3.94)

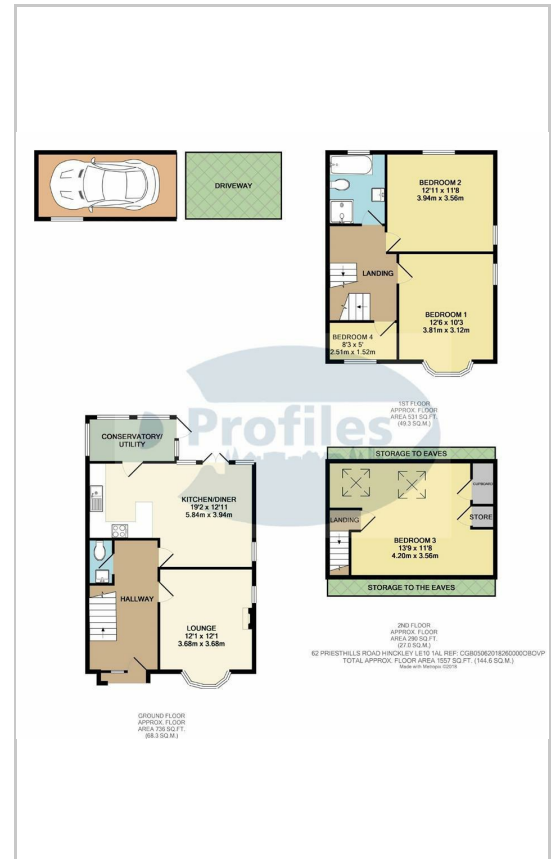
Having range of base and wall units, associated bevel edged work surfaces, ceramic wall tiling, 1 1/2 bowled stainless steel sink unit, stainless steel oven, gas hob and stainless steel extractor hood, fitted fridge, fitted dishwasher, ceramic tiled floor,

double central heating radiator, PVCu double glazed window to side and PVCu double glazed French doors.

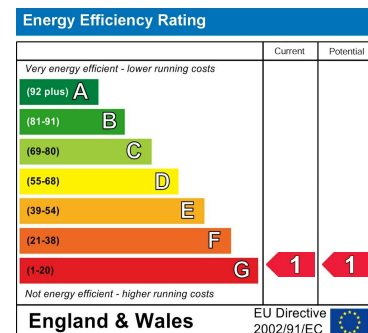
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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