

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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78 SOUTHFIELD ROAD, HINCKLEY, LE10 1UB

OFFERS OVER £425,000

No Chain. Delightful, extended vastly improved and refurbished traditional bay fronted detached family home of character on a large plot. Sought after and convenient location within walking distance of the town centre, The Crescent, bus and train stations, schools, doctors, dentists, bars and restaurants and good access to the A5 and M69 motorway. Immaculately presented with flair including panelled interior doors, spindle balustrades, coving, high ceilings, wooden/ceramic tiled flooring, feature fireplace.

Refitted kitchen and bathrooms, gas central heating and UPVC SUDG. Spacious accommodation offers entrance porch, reception hallway, lounge, dining room, kitchen, rear lobby and separate WC. Three double bedrooms (main with en suite dressing room and bathroom) and family bathroom. Long driveway to detached tandem garage/workshop. Well kept front and enclosed rear garden with log cabin/entertaining room with built in bar. Viewing highly recommended. Carpets and blinds included.



TENURE

Freehold
Council Tax Band C

ACCOMMODATION

Attractive original sage green double doors with original leaded lights with outside security light leading to.

ENTRANCE PORCH

With original quarry tile flooring, overhead lighting, attractive white panelled and etched glazed door leads to

RECEPTION HALL TO FRONT

11'10" x 10'1" (3.63 x 3.08)

With oak strip flooring, coving and ornamental ceiling rose. Original feature dog leg stairway to first floor with white spindle balustrades and original white panelling. Useful under stairs storage cupboard beneath with fitted shelving and lighting. Attractive white panelled and etched glazed door to



FRONT LOUNGE

11'10" x 16'10" (3.61 x 5.15)

With feature fireplace having ornamental cream wooden surrounds, raised black hearth and a ornamental cast iron fireplace incorporating a living flame coal effect electric fire with remote control. Built in window seat with storage beneath. Two radiators, TV aerial point, coving and ornamental ceiling rose.



REAR REFITTED KITCHEN

10'0" x 13'8" (3.05 x 4.19)

With a farmhouse style in cream with soft close doors, consisting inset black one and a half bowl single drainer ceramic sink unit, chrome mixer tap above, double base unit beneath. Further matching range of floor mounted cupboard units and three drawer pan draw. Contrasting roll edge working surfaces above. Black tiled splashbacks, further matching range of wall mounted cupboard units. One tall larder unit. There is also a black Belling Range cooker included with a five ring gas hob unit, two fan assisted ovens and grill beneath, extractor hood above. Further integrated appliances include a fridge freezer, dishwasher, a washing machine and dryer. There is also concealed lighting over the working surfaces, inset ceiling spotlights, coving to ceiling. There is also a kick panel heater, ceramic tiled flooring. Feature archway to



REAR DINING ROOM

9'6" x 13'8" (2.90 x 4.17)

With radiator, coving and ornamental ceiling rose, UPVC SUDG French doors leading to the rear garden.



REAR LOBBY

With ceramic tiled flooring, white wood panel and SUDG and leaded door to the rear garden. Door to

SEPARATE WC

Refitted white suite consisting low level WC, vanity sink unit with white cupboard beneath, tiled splashbacks. Gas meter cupboard in white above. Ceramic tiled flooring, coving and inset ceiling spotlights.



FIRST FLOOR LANDING

With door to the airing cupboard, loft access with extending aluminium ladder for access. The loft is partially boarded with lighting it also houses the gas condensing combination boiler for central heating and domestic hot water (new as of 2016 still under warranty). On the half landing is the feature original coloured leaded glazed window to side. Attractive white panelled interior doors to

FRONT BEDROOM ONE

13'11" x 11'11" (4.25 x 3.64)

With radiator, coving and ornamental ceiling rose. TV aerial point and power point for wall mounted flat screen TV. Feature archway to



REAR DRESSING ROOM

6'0" x 9'4" (1.85 x 2.85)

With a range of fitted bedroom furniture in white consisting of a dressing table with six drawers beneath, floor to ceiling shoe shelving. There is also built in open wardrobes with hanging rails and shelving. White wood panel and glazed door to



REAR REFITTED EN-SUITE BATHROOM

9'4" x 7'5" (2.87 x 2.27)

With Victorian style suite in white consisting of a roll top panelled bath with claw feet, mixer tap and shower attachment above. Victoria wash stand with basin and drawers beneath. There is also a corner Quadrant shower cubicle with glazed shower doors, rain shower above, low level WC, contrasting white tongue and groove wood panel surrounds. Heated towel rail, aqua seal grey wood grain flooring. Inset ceiling spotlights, coving to ceiling.



FRONT BEDROOM TWO

11'10" x 10'3" (3.61 x 3.14)

With radiator, coving and ornamental ceiling rose.



REAR BEDROOM THREE

10'1" x 6'11" (3.09 x 2.12)

With radiator, coving to ceiling.



REAR REFITTED FAMILY SHOWER ROOM

6'8" x 6'5" (2.05 x 1.98)

With Victorian style suite in white consisting of a Quadrant corner shower cubicle, with glazed shower doors, low level WC, Victorian style wash stand with white vanity sink unit, drawers beneath, contrasting grey tongue and groove wood panel surrounds. Heated towel rail, coving to ceiling and aqua seal grey wood grain flooring.



OUTSIDE

The property is nicely situated set back from the road screened behind the original blue brick retaining wall. The front garden is in slate chippings with surrounding slabs. A slabbed pathway and timber gate leads down the right hand side of the property. A tarmacadam driveway offering ample car parking lead down the left hand side of the property to the large detached garage measuring 2.93m x 7.78m with up and over door to front, side pedestrian door with light and power. There is a also a workbench, wall mounted shelving and cupboards. There is a large fully fenced and enclosed rear garden, having a full width block paved patio adjacent to the rear of the property with outside tap and lighting, enclosed by a semi circular rendered retaining wall with raised beds, beyond which the garden is principally laid to lawn with surrounding railway sleepers and block paved pathways . There is also a timber shed, to the top of the garden is a full width timber decking patio where there is a log cabin/entertainment room.

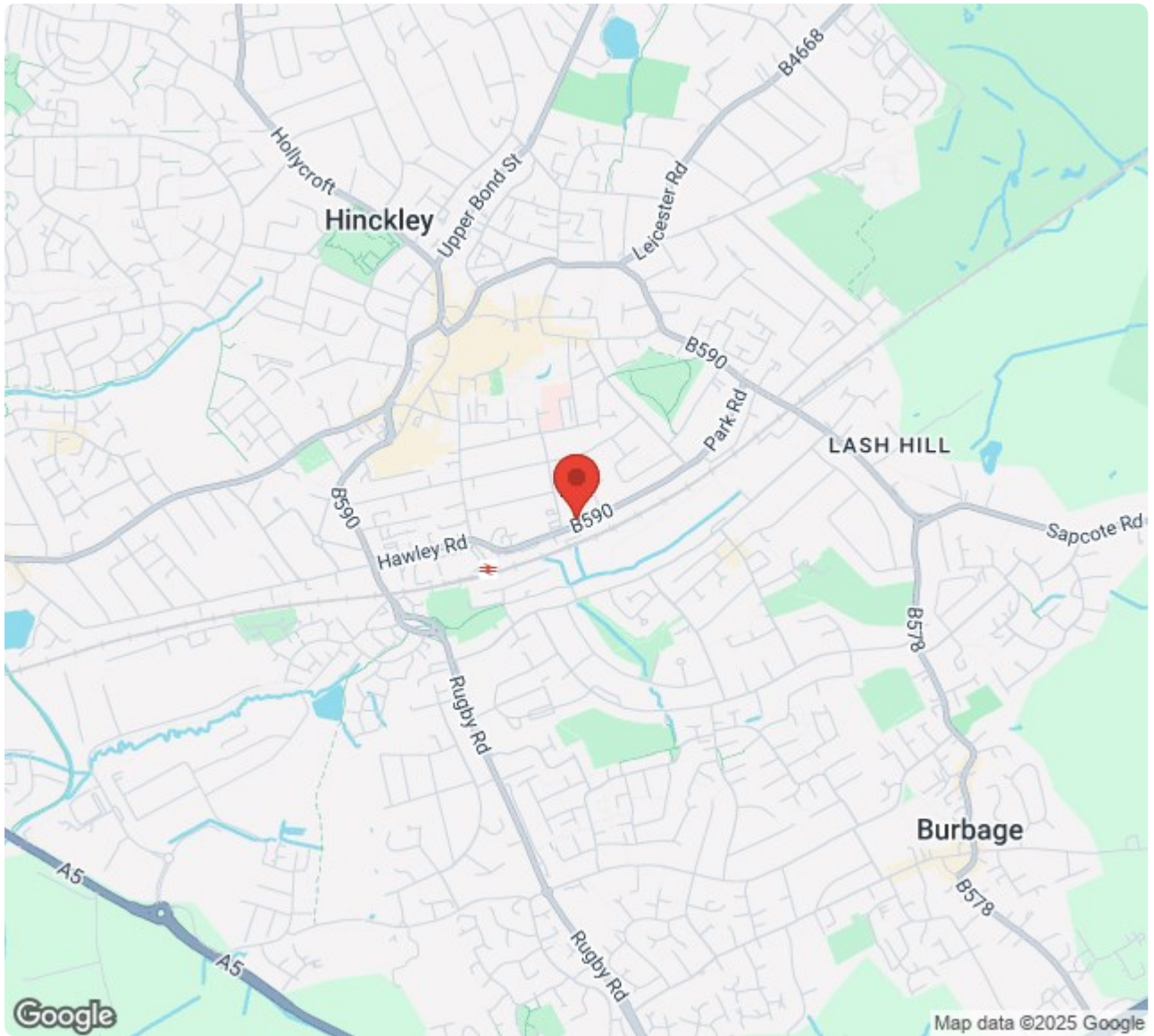


LOG CABIN/ENTERTAINING ROOM

15'7" x 12'3" (4.77 x 3.75)

With built in bar, with surrounding built in seating with storage beneath. Wood grain laminate wood strip flooring. There is also light and power and wood panel SUDG doors to front. The blinds are included and there is also wi-fi and armoured cabling.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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