



6 Northfield Road, Hinckley, LE10 0LJ

£199,950



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*** NO CHAIN *** RH Homes and Property are very pleased to offer this traditional style two bedroom semi detached house, located on this popular road, close to the town, and with good access to amenities, shops and schools and the surrounding road networks. The house briefly comprises an Entrance Hallway, Lounge, Dining Room, Kitchen, Landing, Two Double Bedrooms, and Bathroom. The home also benefits from off road parking at the front, rear gardens and outside storage, along with UPVC double glazing & gas central heating throughout. AN IDEAL FIRST TIME BUY!! *** NO CHAIN ***

Council Tax - B

Entrance Hallway

With laminate flooring, radiator, under stairs cupboard, and UPVC double glazed door and windows to the side aspect.

Lounge

10'11 x 12'5 (3.33m x 3.78m)

Having laminate flooring, radiator, electric fire in brick surround and tiled hearth, and UPVC window to the front elevation.

Dining Room

11'0 x 12'10 (3.35m x 3.91m)

With laminate wood flooring, inbuilt storage cupboards, radiator, and UPVC double glazed windows to the side and rear elevations.

Kitchen

6'10 x 12'10 (2.08m x 3.91m)

Being fitted with a good range of wall and base level units with working surfaces over and tiled splashbacks, an inset belfast sink, four ring gas hob with hood over and oven under, wine rack, integrated fridge/freezer. washing machine & dishwasher, tiled flooring, and UPVC double glazed window and door to the side elevation.

Landing

With loft access and further access of to:

Bedroom One

10'11 x 12'5 (3.33m x 3.78m)

With radiator and UPVC double glazed window to the front elevation.

Bedroom Two

10'9 x 9'11 (3.28m x 3.02m)

With radiator and UPVC double glazed window to the rear aspect.





Bathroom

8'0 x 5'6 (2.44m x 1.68m)

Being fitted with a white three piece suite comprising bath with thermostatic shower over, low flush WC, and wash hand basin, tiled flooring, part tiled surround, radiator, and UPVC double glazed window to the side aspect.

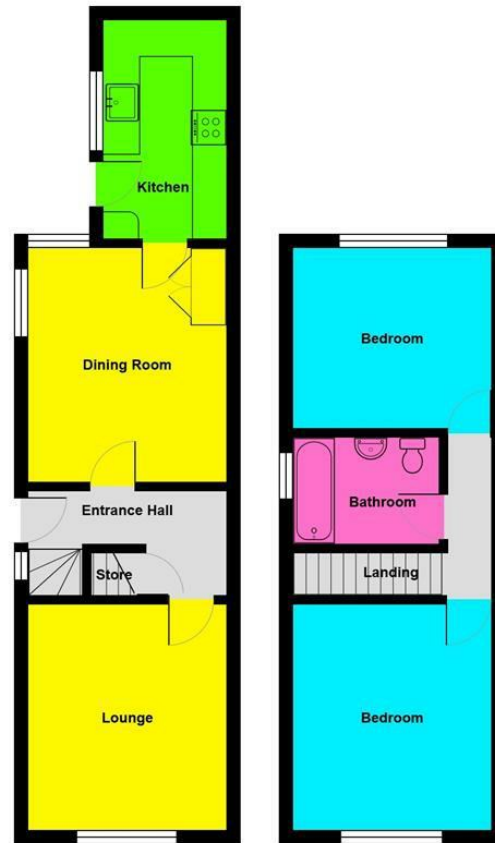
Outside

The the front is a stoned off road parking area and slabbed pathway to the entrance door and timber rear garden gate.



At the rear are several slabbed patio areas, access to two brick outside stores, and a further metal store at the foot of the garden.





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Total Area: 72.7 m² ... 782 ft²

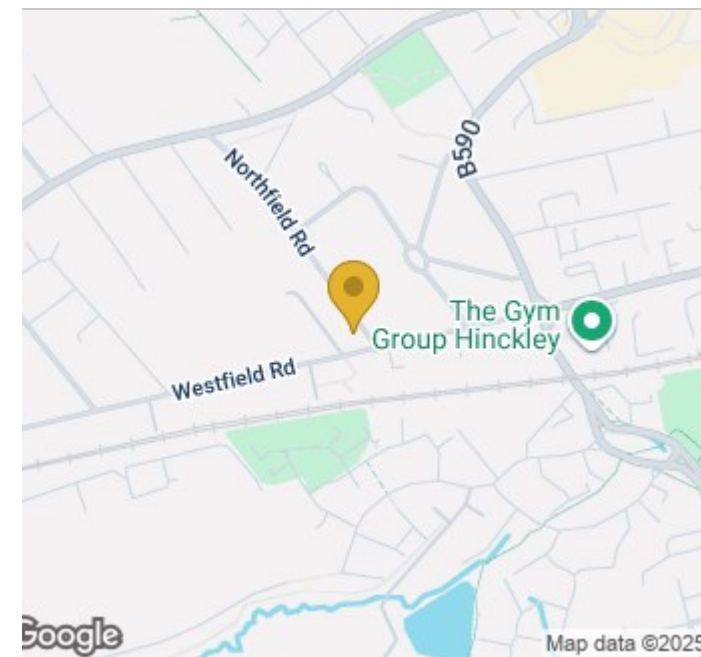
All measurements are approximate and for display purposes only

Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

108 Castle Street, Hinckley, Leicestershire, LE10 1DD
Tel: 01455 633244 Email: rharris@rhhomesandproperty.com
www.altosoftware.co.uk



Leaving Hinckley along Station Road, turn right at the bottom onto Hawley Road, proceed straight over the traffic lights onto Westfield Road and follow the bend over the mini roundabout onto Northfield Road where the house is located on the left hand side. For SATNAV users the postcode of the property is LE10 0LJ.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC