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# 78 Southfield Road

, Hinckley, LE10 1UB

Offers In The Region Of £440,000



A immaculately maintained, traditional style 3 bedroom (formerly 4 bedroom) extended family detached house. Ideally located in a popular and sought after location. The property is ideally located within walking distance of Hinckley town centre and all local amenities. Additional benefits of gas central heating (condensing boiler), PVCu double glazing, 2 reception rooms, bedroom with dressing room and en-suite shower, spacious reception hall, landscaped tiered established rear garden, garage, 2 car driveway and fully insulated and powered summer house/ entertainment room.

The property is accessible for commuting to all major road links, such as the A5, M69 ,M1 and M6.

MUST BE VIEWED.



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### Fully enclosed porch. 3'11" x 2'4" (1.20 x 0.72)

Twin doors and quarry tiled floor.

### Spacious reception hall / study area. 12'11" x 5'11" (3.95 x 1.82)

Engineer oak floor, twin obscure leaded double glazed windows, feature original leaded double glazed side window, radiator, under stairs cupboard, smoke detector, attractive easy tread staircase with feature spindle balustrade leading the first floor via quarter landing.

### Attractive lounge (front). 16'9" (into bay) x 11'10" (5.11 (into bay) x 3.62)

PVCu double glazed bay window with integral bench seat with storage beneath, feature fire place with raised hearth, radiator, attractive wall panelling, coving and ceiling rose.

### Separate dining room (rear). 13'6" x 9'8" (4.13 x 2.96)

Twin PVCu double glazed french doors, adjacent PVCu double glazed windows, radiator and coving.

### Modern fitted breakfast kitchen (rear) 14'0" x 9'11". (4.28 x 3.04.)

Shaker style kitchen, with stainless steel sink unit, range of base and wall units (6 base, pan drawers, tall cupboard, 12 wall units) finished in soft cream with under lighting, contrasting work surfaces, 'Belling' range with double fan assisted oven and grill, 5 burner gas hob, extractor hood (ducted), ceramic wall tiling, ceramic tiled floor, electric plinth heater and down lights to the ceiling.

### Inner hall. 3'9" x 3'1" (1.15 x 0.94)

Double glazed leaded rear door, down lights to the ceiling and ceramic tiled floor.

### Guest cloakroom (rear). 5'4" x 2'10" (1.65 x 0.88)

Wash hand basin in vanity unit with a base unit finished in high gloss, low flush wc, radiator and down lights to the ceiling,

### First floor landing. 11'11" (max) x 6'9" (max) (3.64 (max) x 2.08 (max))

PVCu double glazed window, radiator and roof void access hatch leading to a boarded roof void via a retractable aluminium ladder.

### Bedroom 1 (side). 13'11" x 11'11" (4.26 x 3.64)

Twin PVCu double glazed side windows, coving, ceiling rose and radiator.

### Dressing room (rear). 9'9" x 5'10" (2.98 x 1.80)

Fitted dressing table, floor to ceiling shelving and 3 fitted double wardrobes.

### En-suite bathroom (rear). 9'9" x 7'3" (2.98 x 2.21)

Full suite in white comprising of a free standing claw foot bath with a chrome mixer shower, oval wash hand basin in vanity unit with base doors, low flush wc, corner fitted shower cubicle with a chrome mixer shower twin doors, coving, down lights to the ceiling, feature period radiator with heated integral chrome towel rail, laminate floor, coving, attractive wall panelling and obscure PVC double glazed window.

### Bedroom 2 (front). 11'11" x 10'8" (3.64 x 3.26)

PVCu double glazed window, radiator and coving.

### Bedroom 3 (rear). 10'2" x 6'11" (3.10 x 2.12)

PVCu double glazed window, radiator and coving.

### Modern shower room (rear).

Obscure PVCu double glazed window, suite in white, fitted corner shower cubicle with an electric shower with twin curved glazed doors, wash hand basin vanity unit with twin base doors, laminate floor, victorian style radiator with integral heated chrome towel rail and attractive wall panelling and coving.

### Outside

Pictureques tiered landscaped establish rear garden, lawn, block paved patio, raised flower beds, block paved steps, gated side access points, water tap and raised decking.

Front garden with double width driveway.

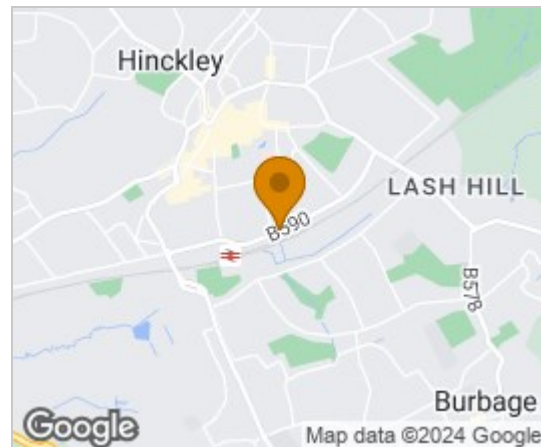
### Summer house/bar 15'8" x 12'1" (4.79 x 3.70)

Fully insulated with main power and lighting, integral bar area which is perfect for entertaining, twin double glazed doors twin double glazed windows.

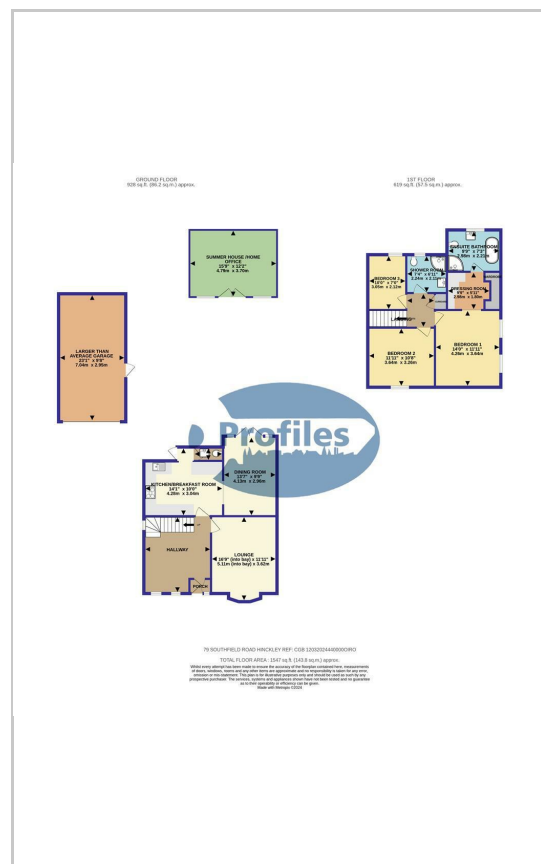
### Larger than average gaarge. 23'1" x 9'8" (7.04 x 2.95)

With up and over door, side door, power and light points.

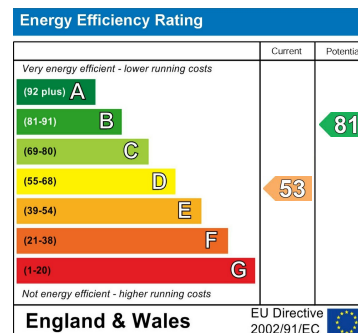
## Area Map



## Floor Plans



## Energy Efficiency Graph



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