



Profiles Estate Agents

# 11 Southfield Road

, Hinckley, LE10 1UA

Offers In The Region Of £190,000



A well appointed, 3 storey, 3 bedroom and 2 bathrooms mid terraced house. The property has been well maintained throughout and tastefully decorated. Ideally located, close to all local amenities and within walking distance of Hinckley town centre. Additional benefits of gas central heating, PVCu double glazing, 2 reception rooms, modern kitchen, bathroom with shower, shower room, established rear garden and no chain.

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

NO CHAIN.  
VIEWING ESSENTIAL.



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**Reception hall. 11'8" x 3'8" (3.57 x 1.12)**

Obscure PVCu double glazed door, laminate floor and radiator.

**Attractive dining room (front). 11'5" x 9'5" (3.49 x 2.89)**

PVCu double glazed window, radiator, laminate floor, feature open hearth fireplace with wrought iron grate and fitted shelving.

**Inner hallway. 3'1" x 2'7" (0.94 x 0.80)**

Staircase to the first floor.

**Spacious lounge (rear). 13'6" x 12'7" (4.14 x 3.85)**

Feature open hearth fireplace with cast iron grate, PVCu double glazed window and radiator,

**Modern kitchen (front). 13'5" x 7'7" (4.11 x 2.33)**

Stainless steel sink unit, range of attractive base and wall units (8 base and 6 wall), associated work surfaces, split level gas hob, electric (fan assisted ) oven, extractor hood, ceramic tiled floor, radiator, down lights to the ceiling, plumbing for a washing machine, PVCu double glazed window and door.

**Modern shower room (rear). 6'4" x 2'11" (1.95 x 0.90)**

Fully tiled, with suite in white, fitted shower cubicle with an electric shower, wash hand basin , low flush wc, ceramic tiled floor and obscure PVCu double glazed window.

**First floor landing. 11'1" (max) x 5'5" (3.40 (max) x 1.66)**

Staircase to the second floor and smoke alarm.

**Bedroom 1 (front). 13'6" x 11'8" (4.12 x 3.57)**

Twin PVCu double glazed windows, radiator and fitted cupboard.

**Bedroom 3 (rear). 10'0" x 6'9" (3.06 x 2.06)**

PVCu double glazed window and radiator.

**Modern bathroom (rear). 10'0" x 6'10" (3.06 x 2.10)**

Full suite in white, panel bath with an electric shower, wash hand basin, low flush wc, radiator, fitted cupboard with a wall mounted fan assisted gas fired condensing combination boiler (Valliant Eco Tec Pro) and obscure PVCu double glazed window,

**Second floor.**

**Bedroom 2 (front). 14'1" x 13'6" (4.31 x 4.12)**

Storage into the eaves, PVCu double glazed window, radiator and smoke alarm.

**Outside.**

Fore garden.

Enclosed established rear garden, paved patio, water tap and outside light point.

Rear yard with decking area.

**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

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

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