



24 Northfield Road

, Hinckley, LE10 0LJ

Offers In The Region Of £195,000



A well appointed, extended, traditional, 2 double bedroom semi detached house. The property has the additional benefits of gas central heating (condensing combination) boiler, PVCu double glazed, driveway, breakfast /kitchen, attractive lounge, utility room, modern shower room, with plumbing available for additional bathroom upstairs. Covered rear and side canopy, established rear garden and no chain.

Located in established and popular residential location, close to all local amenities and within minutes walking distance of Hinckley town centre. The property is within commuting distance of all major road links such as the M69, M1, M6 and A5.

NO CHAIN.
MUST BE VIEWED.



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Reception hall. 11'4" x 5'9". (3.46 x 1.77.)
Staircase, radiator, coving and obscure double glazed side window and adjacent door..

Attractive lounge (front). 12'5" x 11'10". (3.81 x 3.63.)
Feature live gas fire in an attractive surround with raised hearth, radiator, PVCu double glazed window, coving and 2 wall light points.

Spacious breakfast /kitchen (rear). 12'10" x 11'1". (3.93 x 3.40.)
Composite sink, range of base and wall units (5 base and 10 wall), associated work surfaces, engineered oak floor, ceramic tiled floor, electric fire, coving, PVCu double glazed side and rear windows.

Utility room (rear). 12'2" x 6'11". (3.71 x 2.12.)
Ceramic tiled floor, multi glazed panel door, plumbing for a washing machine, PVCu double glazed window, plumbing for a washing machine, base and wall units, double store cupboard and work surfaces.

Modern shower rom (rear). 6'8" x 6'0". (2.04 x 1.83.)
Suite in white, low flush wc with concealed cistern, wash hand basin in vanity unit with twin base doors finished in high gloss white, double shower cubicle with an electric shower and side screen.

First floor landing. 8'0" (max) x 7'1" (max). (2.46 (max) x 2.16 (max).)
Roof void access hatch leading to a partially boarded roof void with light point.

Bedroom 1 (front). 12'5" (into bay) x 11'1". (3.81 (into bay) x 3.40.)
Walk in PVCu double glazed bay window, radiator, smoke alarm, coving and fitted wardrobes (2 double wardrobes and 1 single wardrobe).

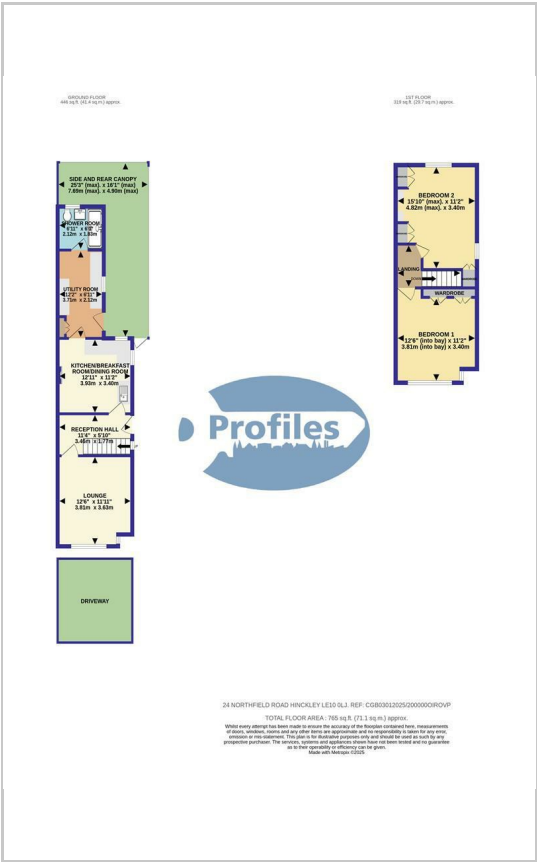
Bedroom 2 (rear). 15'9" (max) x 11'1" (max). (4.82 (max) x 3.40 (max).)
Fitted twin double wardrobes with centre dressing table, further double wardrobe, built in cupboard, coving and PVCu double glazed windows to both the rear and side elevations.

Outside.
Rear garden, with an established lawn, pond, garden sheds, paved patio, water tap, herbaceous borders, decking and side and rear canopies.
Front garden with 2 car driveway and side gated access.

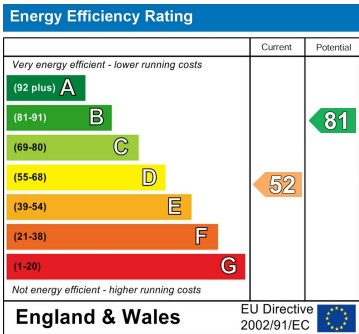
Area Map



Floor Plans



Energy Efficiency Graph



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