



23 SOUTHFIELD ROAD, HINCKLEY, LE10 1UA

OFFERS OVER £260,000

NO CHAIN! Traditional three storey detached family home on a good sized plot. Sought after and highly convenient non estate location within walking distance of the town centre, The Crescent, train and bus stations, schools, doctors, dentists, leisure centre, parks and good access to major road links. Deceptively spacious and benefiting from feature fireplaces, vinyl flooring and gas central heating. Accommodation offers dining room, lounge, cellar, inner hallway, kitchen diner, conservatory, utility room and bathroom. Three double bedrooms. Enclosed front garden with secure driveway. Tandem garage. Large rear garden. Potential for extension (STPP). Carpets, blinds and light fittings included.



TENURE

Freehold
Council Tax Band C

ACCOMMODATION

Wooden front door to

DINING ROOM TO FRONT

17'2" x 11'10" (5.25 x 3.63)

With feature fireplace with tiled hearth and brick backing with mantle surrounding incorporating an gas fire, wall lights, coving to ceiling and radiator. Wooden interior door to



LOUNGE

16'11" x 12'5" (5.18 x 3.80)

With two radiators, feature fireplace with tiled hearth and brick backing incorporating a gas fire. TV aerial points, coving. Stairway to the first floor.



CELLAR

13'0" x 11'11" (3.98 x 3.65)

Housing the fuse box and electric meter.



INNER HALLWAY

With vinyl flooring, half tiled surrounds and wooden and glazed door to the rear garden.

UTILITY ROOM

15'2" x 5'10" (4.63 x 1.80)

Housing the floor standing Gloworm boiler. Fully tiled shower cubicle with electric shower attachment and shower door. Fitted cupboard units and full height storage cupboard with sliding door to front. Wall mounted stainless steel drainer sink with mixer tap and double cupboard beneath. Vinyl flooring. Door to



BATHROOM TO REAR

5'8" c 8'10" (1.75 c 2.70)

With panelled bath with mixer tap, low level WC, vanity sink unit with double cupboard beneath. Radiator, wall lights, half tiled surrounds, extractor fan and vinyl flooring.



KITCHEN/DINER

18'8" x 10'11" max (5.71 x 3.34 max)



KITCHEN AREA

With a range of floor standing kitchen units with roll edge working surface above and inset one and a half bowl drainer sink with mixer tap. Integrated oven with gas hob and extractor hood above. Further matching range of matching wall mounted cupboard units and two glass fronted display cabinets, tiled splashbacks. Steps to dining area.



DINING AREA

With radiator and wooden and glazed door to



CONSERVATORY TO REAR

13'1" x 7'4" (4.01 x 2.26)

With tiled flooring, power point, wall mounted ceiling fan and wooden and glazed double doors to the rear garden.



FIRST FLOOR LANDING

With wooden and glazed door and stairway to the second floor.

BEDROOM ONE TO FRONT

11'10" x 10'7" (3.63 x 3.25)

With a range of fitted wardrobes consisting of two double fitted wardrobe units with sliding doors to front, radiator, coving to ceiling.



BEDROOM TWO TO REAR

12'11" x 9'1" (3.95 x 2.78)

With radiator and door to under stairs storage cupboard.



BEDROOM THREE/LOFT ROOM

28'1" x 12'9" (8.58 x 3.90)

With doors to two separate storage cupboards, wall mounted heater, lighting and power.



OUTSIDE

The property is nicely situated on a large plot with a front garden that is block paved surrounded by wrought iron fencing and a slabbed pathway leads to the front door. A further slabbed pathway leads down the left hand side of the property offering access to the enclosed rear garden with a slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding well stocked borders and three timber sheds. Steps lead down to a further slabbed patio area with a large pond and a slabbed pathway leads to the bottom of the garden which is laid to lawn surrounded by mature hedging and trees.



BRICK BUILT WC

2'7" x 7'0" (0.79 x 2.15)

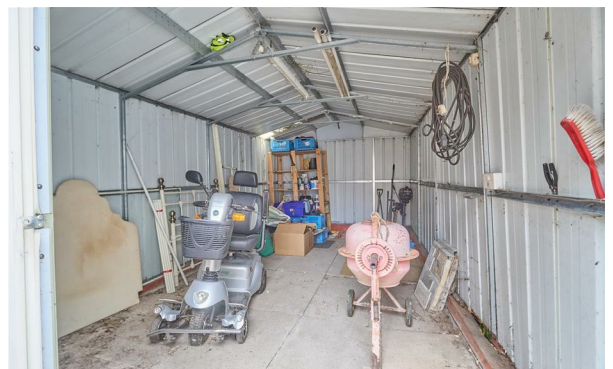
With low level WC, wall mounted sink unit with tiled splashback, power and lighting.



ALUMINIUM STORAGE UNIT

9'3" x 16'5" (2.82 x 5.02)

With power.

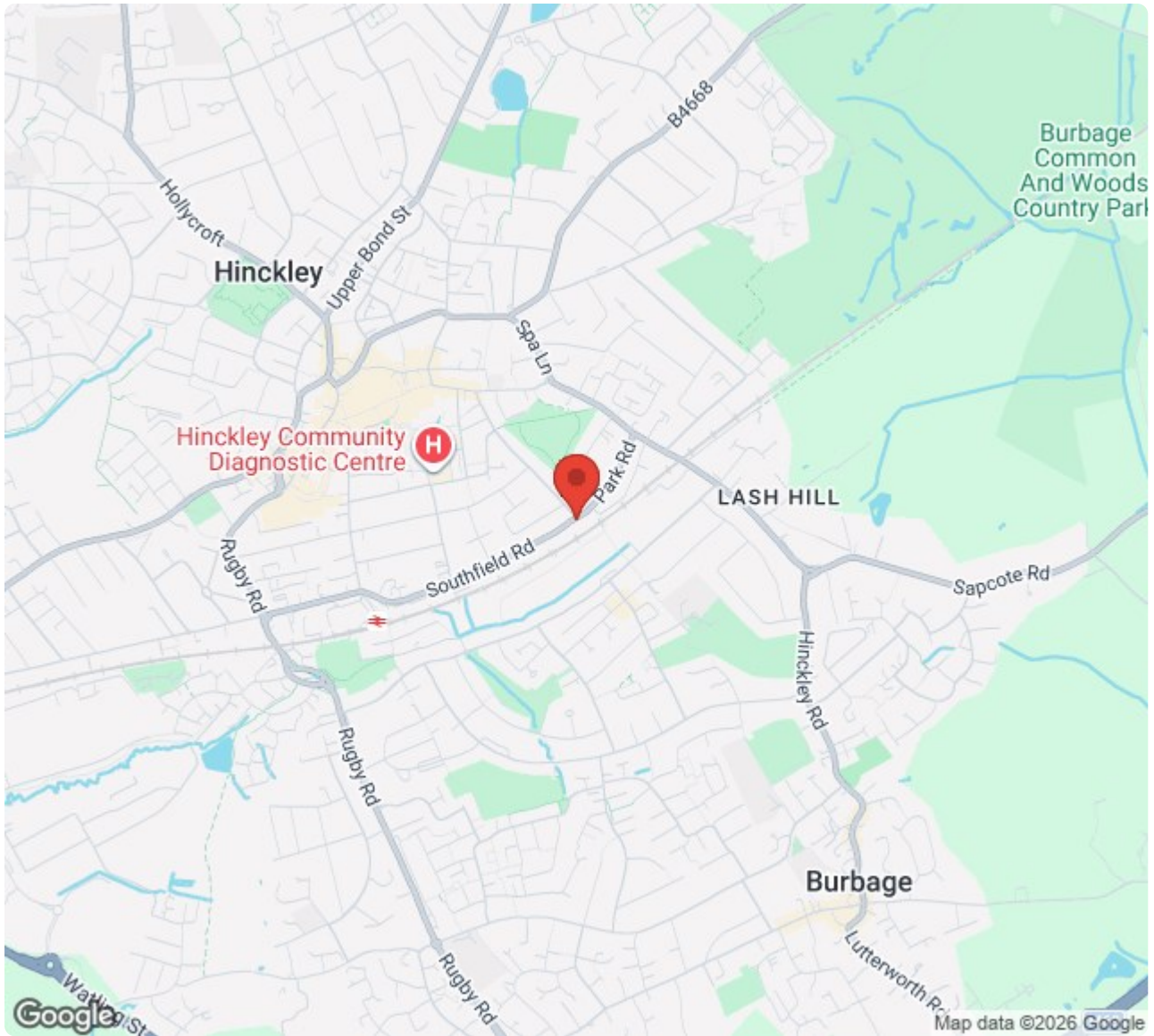


TANDEM GARAGE

28'1" x 10'5" (8.56 x 3.19)

With up and over electric garage door to front, lighting, power, wall mounted shelving, pedestrian door to the left hand side and a pit beneath which is approximately three foot deep.





Ground Floor



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		
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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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