



**66 Southfield Road, Hinckley, LE10 1UB**

**£310,000**



3



1



2



E



RH Homes and Property are very pleased to offer this well presented traditional size, style, and character three bedroom detached house, in a central setting in the town of Hinckley. With good access to the main shops, supermarkets, road, rail & bus networks. The home briefly offers an Entrance Hall, Lounge/Dining Room, Kitchen (with extended utility area), Landing, Three Bedrooms, and Family Bathroom. The property also benefits with being set back and elevated from the road, with front & attractive rear gardens, driveway & Garage, UPVC double glazing & gas central heating throughout.

Viewing strongly recommended.

Council Tax - C

**Entrance Hall**

**Lounge/Dining Room**

30'7 x 12'6 overall (9.32m x 3.81m overall)

**Kitchen**

16'1 x 7'10 overall (4.90m x 2.39m overall)

**Downstairs WC**

2'9 x 6'8 (0.84m x 2.03m)

**Landing**

**Master Bedroom**

14'3 x 11'8 overall (4.34m x 3.56m overall)

**Bedroom Two**

10'7 x 12'8 overall (3.23m x 3.86m overall)

**Bedroom Three**

8'1 x 9'9 (2.46m x 2.97m)

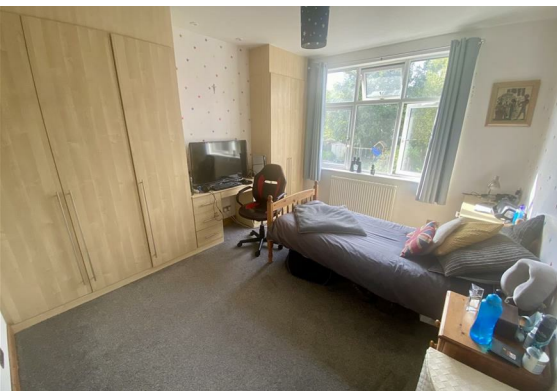
**Family Bathroom**

6'11 x 7'8 (2.11m x 2.34m)

**Garage**

**Front & Rear Gardens**



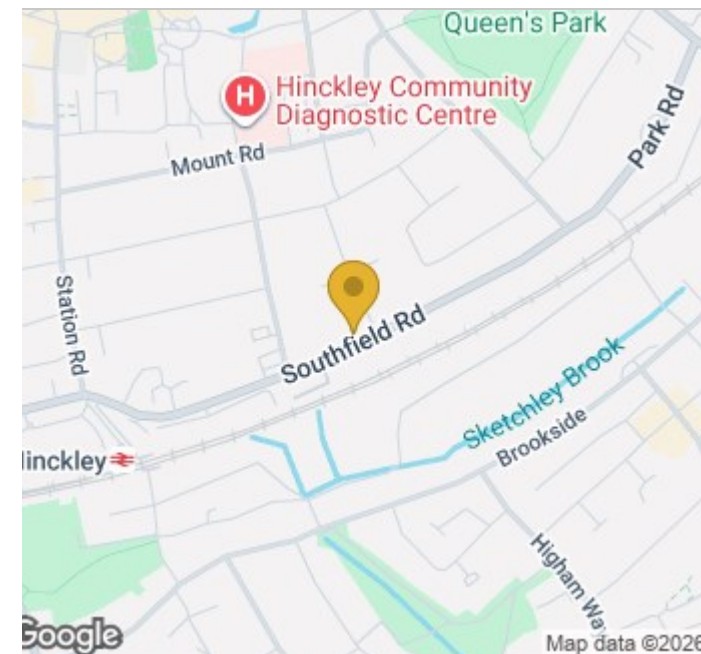




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Total Area: 103.6 m<sup>2</sup> ... 1115 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Leaving the Hinckley Town Centre along Station Road, turn left at the end of the road onto Hawley Road which proceeds into Southfield Road. Follow the road along where the property is situated a short way along on the left hand side. For SATNAV users the postcode is LE10 1UB.

## 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.

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

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