



**Southfield Road, Hinckley, LE10 1UA**

**£200,000**

A Traditional three bedroom end terraced property which has its accommodation arranged across over three floors and is located in a convenient position providing close proximity to local shops and amenities. Benefiting from uPVC double glazing and gas central heating throughout. Lounge, dining room and refitted kitchen to the ground floor. Two bedrooms and family bathroom to the first floor. Further bedroom to the second floor. Established Garden to the rear.



# 9 Southfield Road, Hinckley, LE10 1UA

This property lies close to the centre of Hinckley benefitting from a host of local amenities including local theatre (The Concordia) leading supermarkets, hair and beauty parlours, restaurants and served by a number of sought after schools train and bus stations are all within walking distance.

## LIVING ROOM 13'5" x 11'5" (4.1 x 3.5)

Double glazed window to front aspect, wood laminate flooring, open fireplace



## DINING ROOM 22'7" x 13'1" (6.9 x 4.0)

Double glazed window to rear gardens, stairs to first floor, laminate flooring



## KITCHEN AREA 8'6" x 10'5" (2.6 x 3.2)

Double glazed window and door to rear gardens, fitted with a matching range of floor and wall units with work surfaces over and tiled surrounds, free standing appliances, open plan to dining room



## FIRST FLOOR LANDING

carpet flooring, access to all rooms

## BEDROOM 12'5" x 12'1" (3.8 x 3.7)

Double glazed window, laminate flooring



## BEDROOM 11'1" x 10'2" (3.4 x 3.1)

Double glazed window, carpet flooring

## BATHROOM

Matching white bathroom suite with tiled surrounds and separate shower enclosure



## SECOND FLOOR LANDING

## BEDROOM 13'9" x 13'1" (4.2 x 4.0)

Double glazed velux window, carpet flooring

## GARDENS

Large rear gardens fully enclosed and laid to lawn with seating area from the rear of the kitchen dining room



