



32 Southfield Road, Hinckley, LE10 1UB
£240,000 Freehold


MARTIN&CO

Southfield Road, Hinckley

3 Bedrooms, 1 Bathroom

£240,000

- NO CHAIN AND VIEWING ADVISED!
- CLOSE TO TOWN CENTRE & AMENITIES
- THROUGH LOUNGE DINER
- MODERN FITTED KITCHEN WITH BUILT IN APPLIANCES
- THREE BEDROOMS
- MODERN FITTED BATHROOM SUITE
- DOUBLE GLAZING

NO CHAIN! A THREE BEDROOM SEMI DETACHED HOME IN HINCKLEY. Comprising entrance hallway, lounge/diner, modern kitchen, three bedrooms and a modern bathroom. Double glazed and gas central heating. Off road parking and a garage. Front and rear gardens. VIEWING ADVISED!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE A composite double-glazed door and side panel to entrance hallway.

ENTRANCE HALLWAY Stairs to first floor landing, radiator, door to lounge diner.

THROUGH LOUNGE DINER 25' 0" x 11' 0" (7.63m x 3.355m) Double glazed window to front, double glazed french doors and side panels to rear garden, two wall lights, two radiators, door to kitchen.

MODERN FITTED KITCHEN 10' 1" x 7' 10" (3.09m x 2.41m) Fitted with a matching range of base, wall and drawer units with work surfaces above and inset sink unit with mixer tap, built in electric oven and hob, integrated fridge freezer, dishwasher and washer dryer, cupboard housing wall mounted worcester gas boiler, upright slimline radiator, part tiled walls, laminate wood flooring, double glazed window to side, double glazed door and window to rear garden.

LANDING Airing cupboard with shelving, double glazed window to side, access to loft space with pulldown ladder, part boarded and lighting.

BEDROOM ONE 10' 7" x 11' 11" (3.236m x 3.65m) Double glazed window to front, fitted wardrobes with sliding mirrored doors and shelving and hanging space, radiator.

BEDROOM TWO 9' 11" x 12' 5" (3.04m x 3.80m) Double glazed window to rear, fitted mirrored wardrobes with shelving and hanging space, alcove storage, radiator.

BEDROOM THREE 8' 11" x 6' 4" (2.72m x 1.95m) Double glazed window to front, built in workstation, built in storage cupboard, radiator.

BATHROOM 6' 5" x 6' 10" (1.96m x 2.10m) Modern fitted white bathroom suite comprising panelled bath with glazed shower screen, mixer tap, mains mixer unit with waterfall shower over and attachment, wash hand

basin with mixer tap and vanity cupboard below, low level WC, heated hand towel rail, fully tiled walls, obscure double glazed window.

OUTSIDE The property sits in an elevated position with a lawned area to the front and a driveway and single garage for off road parking. there is also a useful storage cupboard at the side of the property.

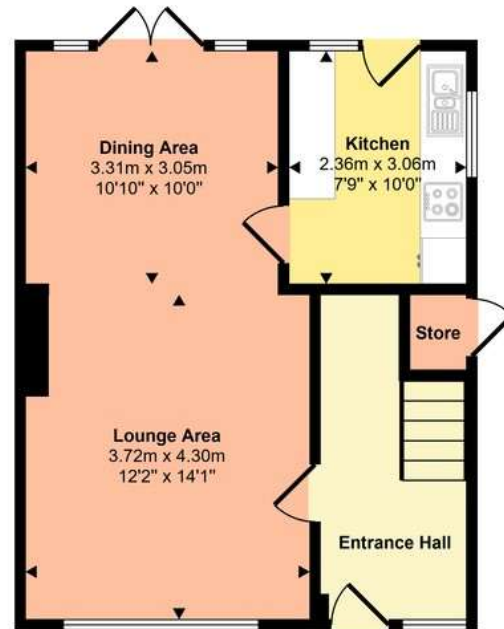
The rear garden is maintenance free and laid to patio.



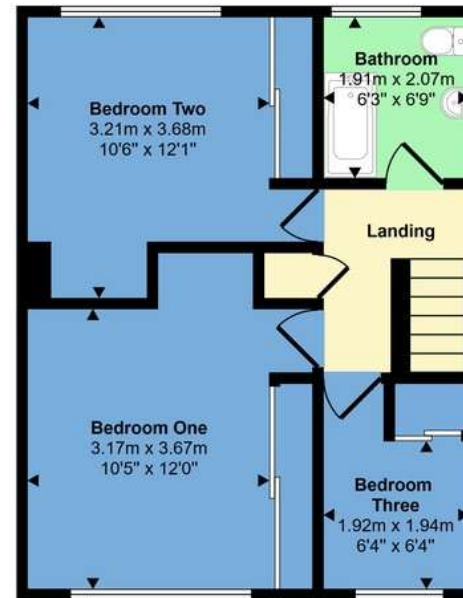




Approx Gross Internal Area
87 sq m / 932 sq ft



Ground Floor
Approx 43 sq m / 463 sq ft



First Floor
Approx 44 sq m / 469 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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