



123 Southfield Road

, Hinckley, LE10 1UA

50% Shared Ownership £130,000



50% SHARED OWNERSHIP £130,000 (100% £260,000 NOTTINGHAM HOUSING ASSOCIATION)

A modern three bedroomed end town house, additional benefit of gas central heating (condensing boiler), PVCu double glazing, two allocated car parking spaces and rear vehicle access.

The property is ideally located close to all local amenities to include local shops, schools and public transport services. The property is accessible for commuting to all major motor links such as the A5, M69, M1 and M6. VIEWING ESSENTIAL. NO CHAIN.



Reception Hall 9'8" x 4'3" (2.96 x 1.31)

Having composite double glazed door, laminate floor, radiator, staircase to first floor.

Attractive Lounge (front) 14'9" x 11'6" (4.51 x 3.52)

Having laminate floor, PVCU double glazed window, radiator.

Spacious Breakfast Kitchen/Dining Room (rear) 16'2" x 13'11" (4.94 x 4.26)

Having stainless steel sink unit, range of base and wall units comprising of four base units, tall cupboard, three wall units finished in Soft Cream with contrasting work surfaces, split level gas hob, electric fan assisted oven, extractor hood, LVT floor, radiator, PVCu double glazed window, understairs cupboard, plumbing for washing machine, double glazed composite rear door, wall mounted fan assisted gas fired condensing combination boiler (Vaillant Eco Sustain 825).

Guest Cloakroom 5'5" x 3'2" (1.67 x 0.98)

Having wash hand basin, low level flush wc, LVT floor, radiator.

First Floor

Landing 12'7" x 6'2" (3.85 x 1.89)

Having fitted linen cupboard, roof void access, mains smoke alarm.

Bedroom 1 (front) 15'7" x 9'3" (4.76 x 2.83)

Having UPVC double glazed window, radiator

Bedroom 2 (rear) 12'11" x 9'3" (3.96 x 2.82)

Having laminate floor, UPVC double glazed window, radiator.

Bedroom 3 (front) 10'0" x 6'7" (3.07 x 2.02)

Having UPVC double glazed window, radiator.

Bathroom (rear) 6'7" x 5'7" (2.03 x 1.71)

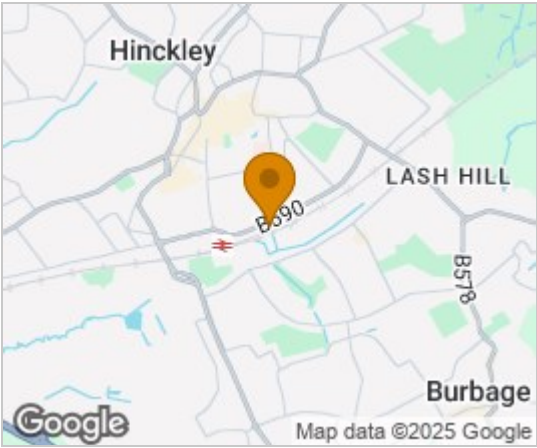
Having suite in White comprising of panelled bath with chrome mixer shower and side glazed screen, wash hand basin, .low level flush wc, obscure UPVC double glazed window, ladder style radiator, extractor fan.

Outside

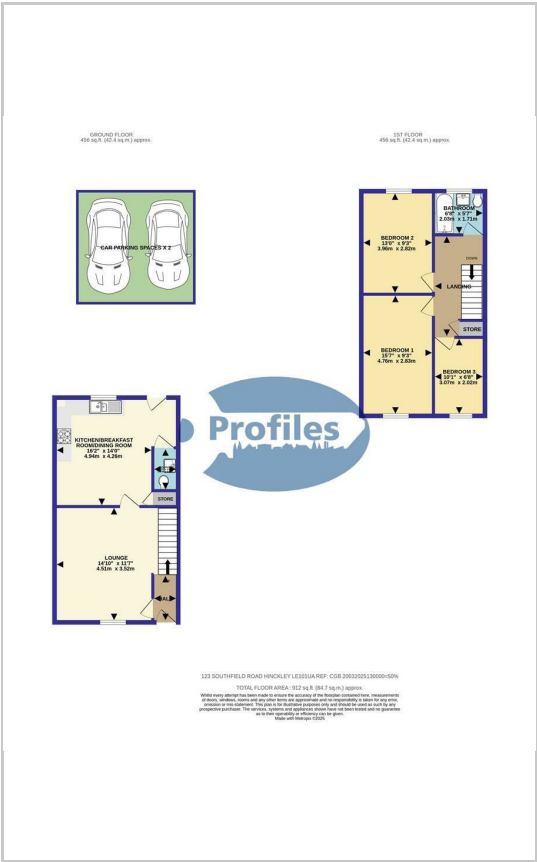
Enclosed Rear Garden

Having lawn, paved patio, gated access leading to two allocated car parking spaces.

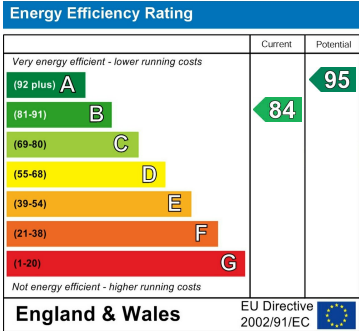
Area Map



Floor Plans



Energy Efficiency Graph



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