



49 NORTHFIELD ROAD, HINCKLEY, LE10 0LH

OFFERS OVER £200,000

No Chain. Traditional bay fronted semi detached house on a large plot. Popular and convenient location within walking distance to the town centre, the crescent, train and bus stations, doctors, dentists, Westfield Junior School, and good access to the A5 and M69 motorway. In need of modernisation benefiting from gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, lounge, dining room, kitchen and store room with utility area and separate WC. Three bedrooms and shower room. Driveway, front and large rear garden. Contact agents to view.



TENURE

Freehold

Council Tax Band B

ACCOMMODATION

UPVC SUDG leaded front door to

ENTRANCE HALLWAY

With radiator, thermostat for the central heating system, stairway to first floor with white spindle balustrades, white wood panelled glazed door to

LOUNGE TO FRONT

12'11" x 12'11" (3.94 x 3.95)

With fireplace incorporating a gas fire, radiator, feature archway to



DINING ROOM TO REAR

11'3" x 12'11" (3.43 x 3.96)

With radiator, UPVC SUDG french doors leading to the rear garden.



KITCHEN TO REAR

7'7" x 13'1" (2.32 x 3.99)

With a range of walnut fitted kitchen units consisting inset single drainer stainless steel sink, mixer tap above, double base unit beneath, further matching floor mounted cupboard units and three drawer unit. Contrasting roll edge working surfaces above, tiled splashbacks, further matching wall mounted cupboard units one concealing the Baxi gas condensing boiler for central heating and domestic hot water. Appliance recess points, electric cooker point, ceramic tile flooring, further built in double cupboard housing the meters and further useful under stairs storage cupboard. Wooden glazed door leads to the garage to side.



FIRST FLOOR LANDING

With white spindle balustrades, loft access.

BEDROOM ONE TO REAR

12'11" x 11'3" (3.95 x 3.45)

With radiator.



BEDROOM TWO TO FRONT

12'11" x 9'11" (3.94 x 3.04)

With radiator.



BEDROOM THREE TO REAR

7'7" x 8'5" (2.32 x 2.59)

With radiator, door to airing cupboard housing the cylinder for domestic hot water.



SHOWER ROOM TO FRONT

6'0" x 5'10" (1.84 x 1.79)

With white suite consisting of a fully tile shower cubicle with glazed doors, vanity sink unit with double cupboard beneath, low level WC, contrasting fully tiles surrounds, radiator, chrome heated towel rail.



OUTSIDE

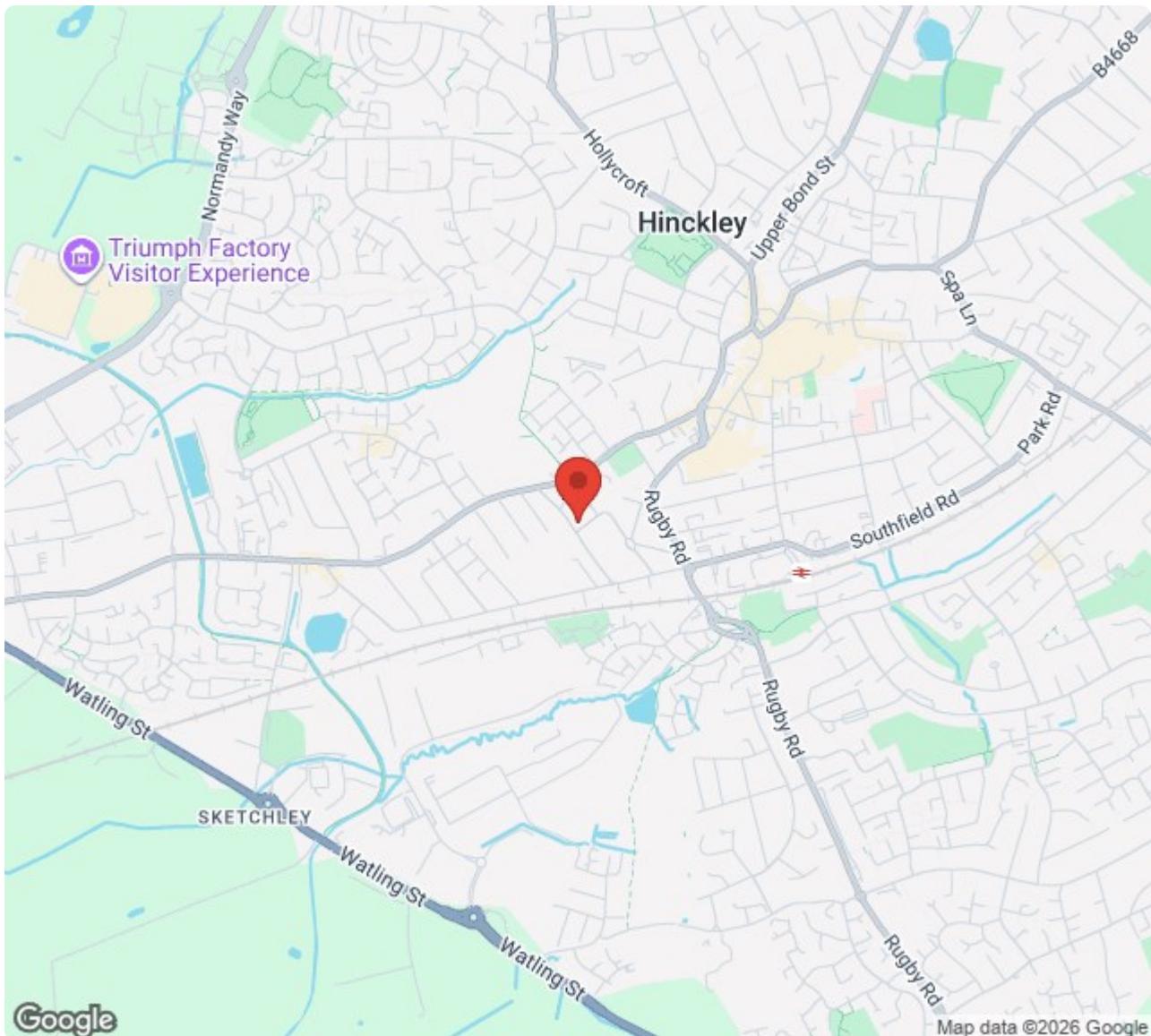
The property is set well back from the road screened behind a low brick retaining wall. There is a deep lawn front garden, double wrought iron gates offers access to a slabbed driveway beyond which is an garage now a store room.



STORE ROOM

8'9" x 20'9" (2.69 x 6.34)

With UPVC SUDG door to front and rear. There is plumbing for a automatic washing machine, light and power and door to a separate brick built WC with white low level WC, large rear garden.



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	