

Scrivins & Co

ESTATE AGENTS
& LETTING AGENTS

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125 SOUTHFIELD ROAD, HINCKLEY, LE10 1UA

SHARED OWNERSHIP £90,000

FOR 50% SHARE. NO CHAIN. Stylish 2017 Westleigh Homes built town house. Popular and convenient location within walking distance of the town centre, the Crescent, Leisure Centre, train and bus stations, doctors, dentists and good access to major road links. Immaculately presented NHBC guaranteed, energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers through lounge dining room, fitted kitchen and separate WC. Two double bedrooms and bathroom. Front and enclosed sunny rear garden and car parking. Viewing recommended. Carpets and blinds included.



TENURE

Leasehold
Nottingham Community Housing Association.
£216 per month rent
Shared ownership reference number required

ACCOMMODATION

Open canopy porch with outside lighting. Attractive black composite panelled and SUDG front door to

LOUNGE DINING ROOM TO FRONT

with doorbell chime. Wall mounted consumer unit. Wired in smoke alarm. Two radiators. Thermostat and programmer for central heating and domestic hot water. Aeropac on the wall made by Siegenia. Stairway to first floor with white spindle balustrades. Door to walk in under stairs storage cupboard. Attractive white six panel interior doors to



FITTED KITCHEN TO REAR

13'7" x 9'4" (4.15 x 2.87)

with a fashionable range of cream fitted kitchen units consisting inset 1 and a half bowl single drainer stainless steel sink unit with mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and drawers. Contrasting black roll edge working surfaces above with inset four ring stainless steel gas hob unit. Single fan assisted oven with grill beneath. Stainless steel splashbacks. Stainless steel chimney extractor hood. Matching upstands. Further matching wall mounted cupboard units, one concealing the Vaillant gas condensing combination boiler for central heating and domestic hot water. Appliance recess points. Plumbing for automatic washing machine. Radiator. Door to



SEPARATE WC

with white suite consisting low level WC. Pedestal washing basin. Tiled splashbacks. Radiator. Extractor fan. Wired in carbon monoxide detector.

FIRST FLOOR LANDING

with white spindle balustrade. Wired in smoke alarm. Loft access.

FRONT BEDROOM ONE

13'6" x 10'3" (4.14 x 3.13)

with a radiator. TV aerial point. Aeropac on the wall. Further digital programmer. Timer for the central heating and domestic hot water. Built in linen cupboard.



BEDROOM TWO TO REAR

13'7" x 9'4" (4.15 x 2.86)

with single panelled radiator. TV aerial point. Wall mounted Aeropac.



BATHROOM

6'8" x 5'6" (2.04 x 1.70)

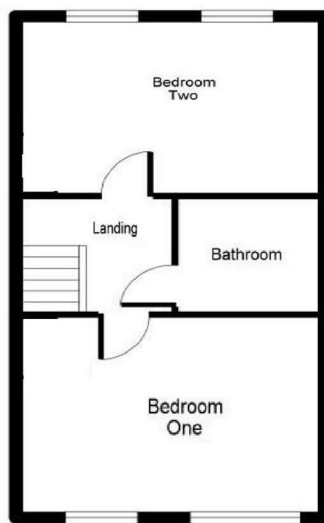
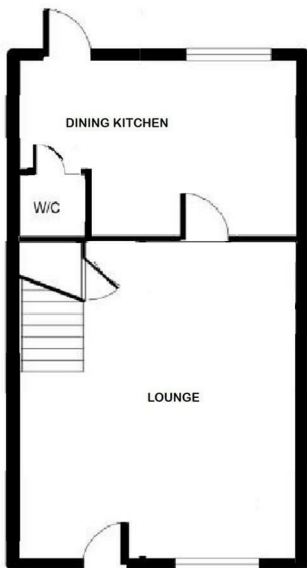
with white suite consisting panelled bath, mixer tap and shower attachment above and glazed shower screen to side. Pedestal wash hand basin. Low level WC. Contrasting tiled surrounds. White heated towel rail. Shaver point. Extractor fan.



OUTSIDE

the property is set back from the road with garden to front. A slabbed pathway and timber gate lead to the full fenced and enclosed rear garden which has a sunny aspect. There is car parking.





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 96 |
| (81-91) B | | 83 | |
| (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 | | | 99 |
| (81-91) B | | 87 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
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