



wards  
Residential

37 Springfield Road, Hinckley, LE10 1AN  
Offers over £430,000

Freehold. An extended, traditional four bedroom detached property, located on the sought after Springfield Road in Hinckley, within easy walking distance of the town centre and its wide range of amenities, and also the train and bus station. The spacious and flexible accommodation briefly comprises the following: Ground Floor: Porch, Hall, superb Kitchen/Diner, Lounge, Pantry, WC and Utility Room. First Floor: four Bedrooms, Bathroom and Shower Room. Second Floor: Loft Room and Storage. Double glazing and gas fired central heating.

### **Porch**

With tiled floor and timber front door.

### **Hall**

With wooden herringbone floor, feature radiator and timber door to the Porch.

### **Lounge**

**5.2 x 3.47 Metres**

With wood burner on a slate hearth with beam above, two timber double glazed windows to the side elevation and timber double glazed bay window to the front.

### **Kitchen//Diner**

**3.31 x 11.19 Metres**

A superb entertaining space. Fitted with a range of attractive duck egg blue base and wall units with wood effect work surfaces over and Belfast sink. Metro splashback tiling. Integrated appliances include a Rangemaster range cooker with extractor over, dishwasher, fridge/freezer and wine cooler. Breakfast bar with feature light fitting over. Pantry with fitted base units with integrated wicker drawers and shelving above. Electric wood burner effect heater to Dining Area with wall mounted TV wiring above. Ceiling spotlights, timber herringbone flooring and feature vertical radiator. Anthracite bi-folding doors to the rear elevation, timber double glazed windows to the front, side and rear elevations.



## WC

0.89 x 1.83 Metres

Fitted with a two piece white suite comprising sink over vanity unit and low flush WC. Feature tiled wall and herringbone flooring. Timber double glazed window to the side elevation.

## Utility Room

2.83 x 1.91 Metres

Fitted with a range of base units with wood effect work surfaces over. Plumbing for a washing machine and space for a dryer. Doors to the garden and front elevation.

## Landing

With airing cupboard and storage cupboard. Art deco radiator and timber double glazed window to the front elevation.

## Bedroom 1

5.43 x 3.5 Metres

Fitted with two double wardrobes. Timber double glazed bay window and two windows to the side elevation.

## Bedroom 2

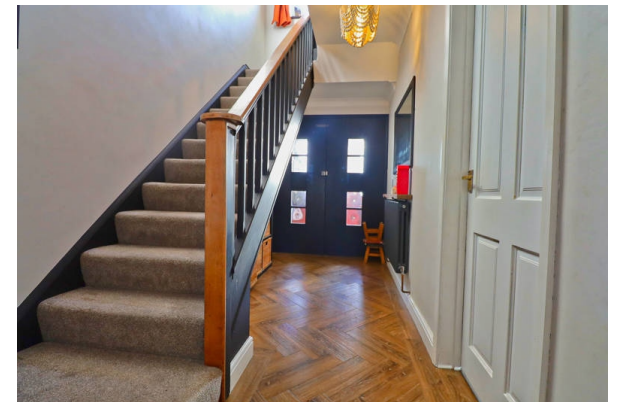
3.34 x 3.43 Metres

With timber double glazed window to the rear.

## Bedroom 3

3.95 x 2.42 Metres

With timber double glazed windows to the front and side elevations and stairs to the Loft Room.





## Bedroom 4

**2.58 x 2.59 Metres**

With timber double glazed windows to the front and rear elevations.

## Bathroom

**2.38 x 2.17 Metres**

Fitted with a four piece suite comprising wash hand basin on a vanity unit, low flush WC, electric shower in a cubicle and bath. Tiled walls and vinyl flooring. Timber double glazed window to the rear.

## Shower Room

**1.61 x 1.91 Metres**

Fitted with a three piece suite comprising pedestal wash hand basin, low flush WC and electric shower in a cubicle. Tiled walls and vinyl flooring. Extractor fan and timber double glazed window to the rear.

## Loft Room

**4.78 x 3.09 Metres**

With skylight and eaves storage area.



## Outside

To the front elevation, there is a tarmacadam driveway area along with interspersed planted areas. There are dwarf walls separating the property from the road.

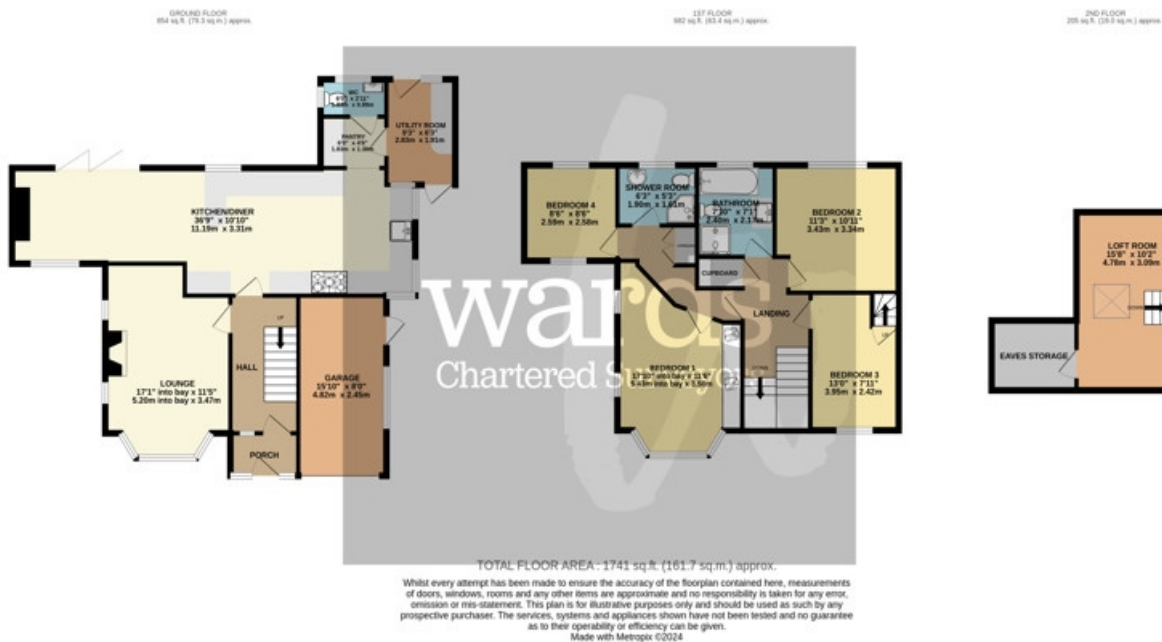
To the rear elevation, the garden is predominantly laid to lawn with shrubbery borders and a patio area adjacent to the dwelling, along with a further covered seating area to the rear of the plot. The garden is enclosed by a mixture of brick walling and timber fencing.

**EPC Rating - to be supplied**

**Council Tax Band - E**

**Call 01455 251771 to make an appointment to view this property**





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