

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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65 BUTT LANE, HINCKLEY, LE10 1LD

£425,000

Delightful vastly improved and refurbished traditional detached family home on a large plot. Sought after and convenient location within walking distance of the town centre, The Crescent, schools, doctors, dentists, leisure centre, train and bus stations, Hinckley Golf Club, Asda supermarket and with good access to major road links. Immaculately presented including pine panelled interior doors, spindle balustrades, wooden flooring, feature Victorian style open fireplace, refitted kitchen and bathroom, wired in smoke alarm, gas central heating and UPVC SUDG. The property was rewired in 2023 and new central heating was fitted 2021, including the boiler. Spacious accommodation offers open porch, entrance hall, lounge and open plan living dining kitchen (with built in appliances), boot room and utility room/WC. Gallery landing, three bedrooms (all with bedroom furniture) and bathroom with shower. Impressive driveway, large well kept front and enclosed sunny rear garden with shed. Viewing highly recommended. Carpets and blinds included.



TENURE
FREEHOLD

COUNCIL TAX BAND - D

ACCOMMODATION

Open canopy porch with two outside coach lamps. Attractive hardwood panelled and leaded glazed front door to:

ENTRANCE HALLWAY

Oak finish laminate wood strip flooring, coving to ceiling, radiator and wired in smoke alarm. Stairway to first floor with pine spindle balustrades. Ornamental grey cover surrounding meters and fuse board. Clear Pine panel interior doors to:



FRONT LOUNGE

11'9" x 17'2" (3.59 x 5.25)

Feature Victorian open fireplace having polished cast iron surrounds and raised black granite hearth. Grey wood panelling to either side of the fireplace, radiator and coving to ceiling. Light Pine double doors lead to:

L SHAPED REFITTED OPEN PLAN LIVING DINING KITCHEN

13'11" max x 18'4" max (4.25 max x 5.61 max)

Living dining area with oak finish laminate wood strip flooring, radiator, coving to ceiling and UPVC SUDG French doors leading to the rear garden.

Refitted dining kitchen area with a range of light grey fitted kitchen units with soft close doors consisting inset single drainer stainless steel sink unit with chrome mixer tap above and double base unit beneath. Further matching range of floor mounted cupboard units and three drawer unit with contrasting grey granite finish working surfaces above and tiled splashbacks. Inset Smeg four ring ceramic hob unit, single fan assisted oven with grill beneath, stainless steel splashback and stainless steel chimney extractor above. Further matching range of wall mounted cupboard units. Additional integrated appliances include washing machine, dishwasher and fridge freezer. Oak finish laminate wood strip flooring, radiator and white wood panelled and glazed to:



BOOT ROOM

Ceramic tiled flooring, overhead lighting and UPVC SUDG French doors to both the side and rear of the property. Door to:



SEPARATE WC/UTILITY ROOM

5'11" x 5'0" (1.82 x 1.53)

White low level WC. One double and one single floor mounted beech finish cupboard units with grey roll edge working surface above. Appliance recess points and wall mounted gas meter.

FIRST FLOOR GALLERY LANDING

Pine spindle balustrade, wired in smoke alarm, radiator and large loft access with extending aluminium ladder. Loft has lighting and houses the gas condensing combination boiler for central heating and domestic hot water. (new as of 2022) carbon monoxide and smoke detectors.



FRONT BEDROOM ONE

11'9" x 13'0" (3.59 x 3.97)

Range of bedroom furniture in cream consisting two double and one single wardrobe units. Radiator and TV aerial point.



REAR BEDROOM TWO

12'5" x 11'7" (3.80 x 3.54)

Range of bedroom furniture in cream consisting one double and one single wardrobe units. Radiator.



REAR BEDROOM THREE

7'4" x 9'8" (2.26 x 2.95)

Range of bedroom furniture in cream consisting one double and one single wardrobe units. Radiator.



REFITTED BATHROOM

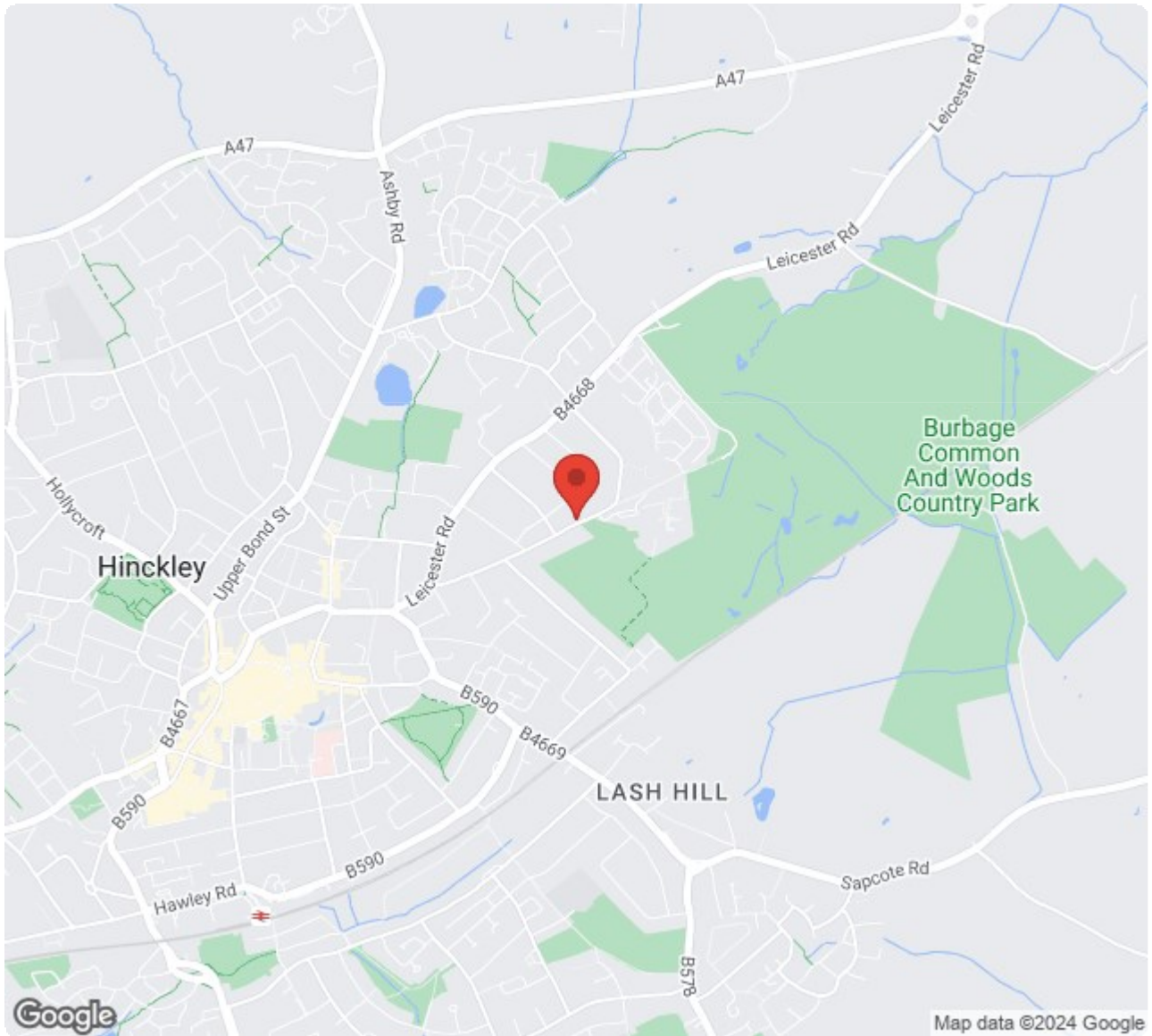
7'8" x 5'4" (2.34 x 1.65)

White suite consisting panelled bath with mains rain shower above and glazed shower screen to side, vanity sink unit with woodgrain drawers beneath and low level WC. Contrasting grey tiled surrounds, radiator and wall mounted mirror fronted bathroom cabinet.



OUTSIDE

The property is set well back from the road, having a wide decorative stone and slabbed driveway to front, offering ample car parking. Beyond which the garden is principally laid to lawn with surrounding well stocked beds and borders with central curved slabbed pathway. Access down both sides of the property to the good sized mature rear garden, which is enclosed by panel fencing and mature hedging. Flagstone patio adjacent to the rear of the property, beyond which the remainder of the garden is mainly laid to lawn with well stocked beds and borders. To the top of the garden is a further circular flagstone patio and a timber shed. Outside tap. The garden has a sunny aspect.



Ground Floor



First Floor



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			
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