



Butt Lane, Hinckley LE10 1LD

£325,000

**PE**  
PICKER  
ELLIOTT  
ESTATE AGENTS

110 CASTLE STREET,  
HINCKLEY, LE10 1DD  
01455 612613

Welcome to this charming property located in the highly desirable Butt Lane area of Hinckley. This delightful bungalow offers a spacious living experience with 2 reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With 3 cosy bedrooms, there is plenty of space for a growing family or for those who enjoy having a home office or guest room. The 2 bathrooms provide convenience and comfort for busy mornings. This dormer detached bungalow boasts 1,225 sq ft of living space, and is ideal for those seeking a peaceful retreat while still being close to local amenities and transport links. Don't miss the opportunity to make this lovely property your new home. Book a viewing today and envision the possibilities that await in this wonderful bungalow in Butt Lane, Hinckley. EPC: TBC. Council tax band: C.



## Enter Via Opaque Double Glazed Door into

### Enclosed Porch

With further opaque glazed door to

### Reception

With radiator, dado rail, stairs to first floor landing and door to

### Shower Room

5'3 x 4'5 (1.60m x 1.35m)

With low level flush WC, corner shower unit with glass shower screen and tiling to splash back, chrome towel radiator, vanity sink unit, opaque double glazed window, extractor fan and further doors lead to

### Extended Living/Dining Kitchen

28'0 x 12'1 (8.53m x 3.68m)

Kitchen area with an excellent range of base and wall units, roll edge work surfaces over, tiling to splash backs, inset gas hob with extractor over, built in double oven, inset one and a half drainer sink with mixer tap, space for washing machine, space for tumble dryer, two double glazed windows, inset spotlights and leading through to

Living Dining Area with vaulted ceiling, ceiling windows, double glazed window and circular window, double glazed patio doors to rear garden and three radiators.

### Lounge

16'3 x 12'0 (4.95m x 3.66m)

With double glazed window, double glazed patio doors to garden, two radiators, feature fire surround with black marble hearth and backing.

### Bedroom One

11'9 x 12'0 (3.58m x 3.66m)

With double glazed bow window to front, double glazed window to side, double radiator, range of built in wardrobes and chest of drawers.

### Bedroom Two

11'9 x 12'0 (3.58m x 3.66m)

With double glazed bow window, double radiator, range of built in wardrobes, dressing table and double glazed window to side.

### First Floor Landing

With ceiling window and door leading to

### Bedroom

10'4 x 11'2 (3.15m x 3.40m)

With two double glazed ceiling windows, radiator, access to eaves and door to

### En Suite

12'4 x 5'0 (3.76m x 1.52m)

With ceiling window, low level flush WC, vanity sink unit, free standing bath, extractor fan and chrome towel radiator.

### Outside

#### To The Front of the Property

There is a block paved driveway providing off road parking with additional gravel hard standing, inset and surrounding decorative borders and access both sides of the property lead to

#### Rear Garden

With large slab patio, brick retaining wall, steps to lower lawn and second lawn area, security lighting, outside water tap and enclosed by timber fencing.

#### Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by

their appointed advisers.

5. Where reference is made to planning permissions or potential uses such information is given in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.

6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match expectations you may have of the property.

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8. All main services are understood to be connected but have not been tested by the Agents.

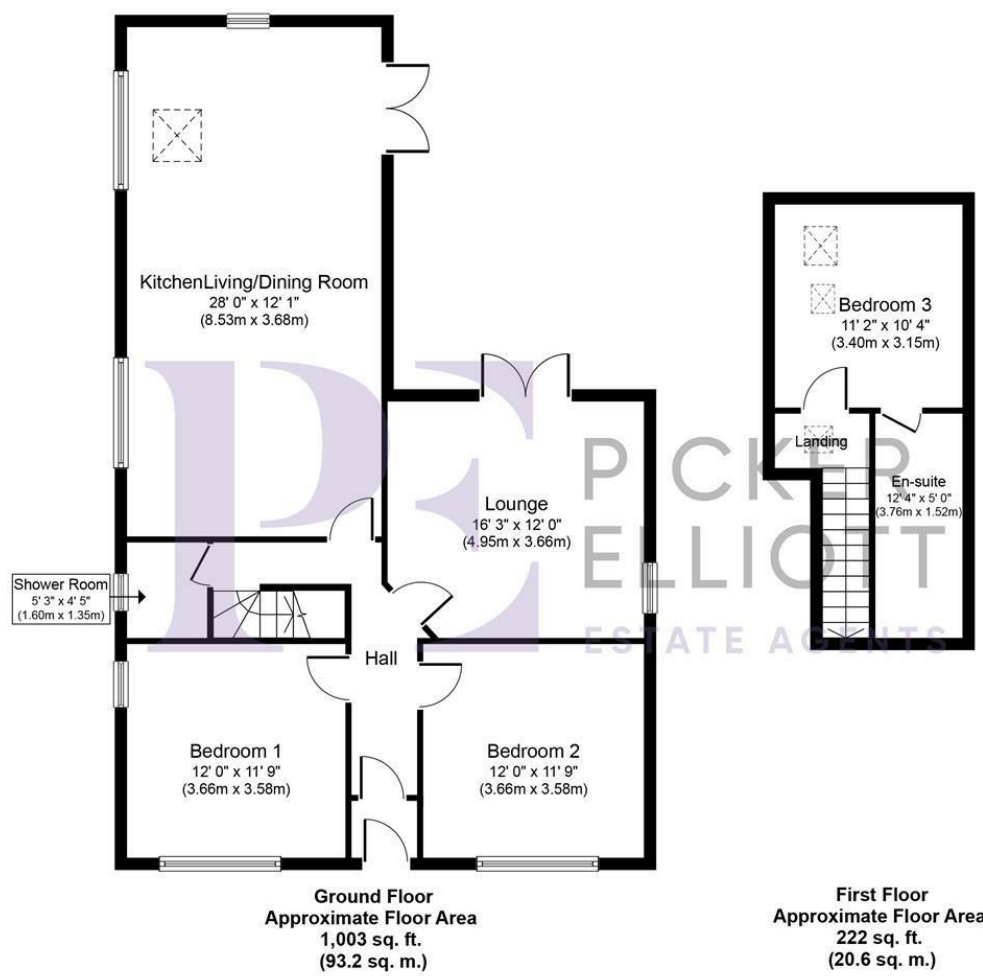
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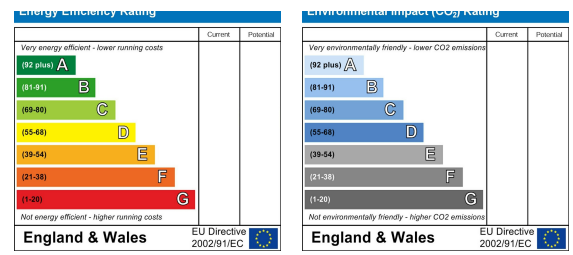
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**Approx. Gross Internal Floor Area 1,225 sq. ft. (113.8 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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 Company registration number: **09153786**  
 VAT Number: **199 0836 58**

