



**The Old Orchard Nutts Lane, Hinckley, LE10 3EG**

**£384,950**



4



3



2





\*\*\* Over 1500 SQFT of family home \*\*\* RH Homes and Property are very pleased to offer this well presented four bedroom detached house within the town of Hinckley With excellent access to surrounding road networks in close proximity for road access to the A5, M69 which link to the M1, M6, M42. Briefly comprising an Entrance Hall, Downstairs WC, Lounge, Kitchen, Utility, Dining Room, Landing, Master Bedroom with Ensuite, Three very good sized further double Bedrooms, one with a further Ensuite Bathroom, and Family Bathroom. The property also benefits from a driveway leading up to a single Garage allowing parking for numerous vehicles, landscaped rear gardens, UPVC double glazing and well maintained gas central heating - Viewing to understand the size and space on offer is highly recommended

Council Tax - E

#### Entrance Hall

With tiled flooring, storage cupboard access, radiator, gloss tiled flooring and composite door to the front elevation

#### Downstairs WC

3'8 x 5'5 (1.12m x 1.65m)

With continuation tiled flooring, a two piece white suite of low flush WC and was hand basin with splashback, extractor, radiator and UPVC double glazed window to the front elevation.

#### Utility Room

10 '4 x 7'9 (3.05m '1.22m x 2.36m)

Having gloss fronted base level units with working surface over and an inset stainless steel sink and drainer, ceramic tiled flooring, central heating boiler, white subway tiled splashbacks, plumbing for washer and dryer, and UPVC double glazed door to the side aspect.

#### Lounge

20'5 x 12'6 overall (6.22m x 3.81m overall)

With radiator, TV point, two radiators, and wooden bifold doors leading to:

#### Dining Room

10'7 x 8'7" (3.23m x 2.62m)

with radiator and UPVC double glazed french doors leading out to the rear garden.

#### Kitchen

9'4 x 11'10 (2.84m x 3.61m)

Fitted with a good range of modern gloss fronted wall and base units with working surfaces over and splashbacks, an inset one and a half composite sink and drainer, four ring induction hob with hood over, eye level double oven, gloss tiled flooring, kick-board lighting, and UPVC double glazed window to the rear elevation.

#### Landing

With radiator, and loft hatch access.

#### Master Bedroom

11'1 x 15'10 overall (3.38m x 4.83m overall)

With radiator and UPVC double glazed window to the rear elevation.







#### Ensuite

7'6 x 3'10 (2.29m x 1.17m)

Having a three piece suite comprising thermostatic rainfall shower and handheld mixer in a glass cubicle, low flush WC and wash hand basin with vanity drawers and white subway tiled splashbacks, matte black heated towel rail, tiled flooring, and extractor.

#### Bedroom Two

11'1 x 13'10 overall (3.38m x 4.22m overall)

With radiator and UPVC double glazed window to the front aspect.

#### Ensuite

7'6 x 3'11 (2.29m x 1.19m)

Having a three piece suite comprising thermostatic rainfall shower and handheld mixer in a glass cubicle, low flush WC and wash hand basin and splashbacks, heated chrome towel rail, tiled flooring, and extractor.



#### Bedroom Three

9'2 x 15'10 overall (2.79m x 4.83m overall)

With radiator and UPVC double glazed window to the rear elevation.

#### Bedroom Four

9'2 x 10'5 (2.79m x 3.18m)

With radiator and UPVC double glazed window to the front aspect.

#### Family Bathroom

6'9 x 5'6 (2.06m x 1.68m)

With a three piece white suite comprising bath with thermostatic rainfall shower and handheld mixer with screen, low flush WC, and wash hand basin and splashbacks, part tiled surround, heated chrome towel rail, tiled flooring and extractor.



#### Garage

10'4 x 8'11 (3.15m x 2.72m)

With power, lighting and electric roller shutter door.

#### Outside

To the front is a white stoned driveway allowing access for multiple vehicle off road parking.



To the rear is a slabbed patio and artificial lawn area with decked seating area with raised sleeper plant and shrub borders at the foot of the garden

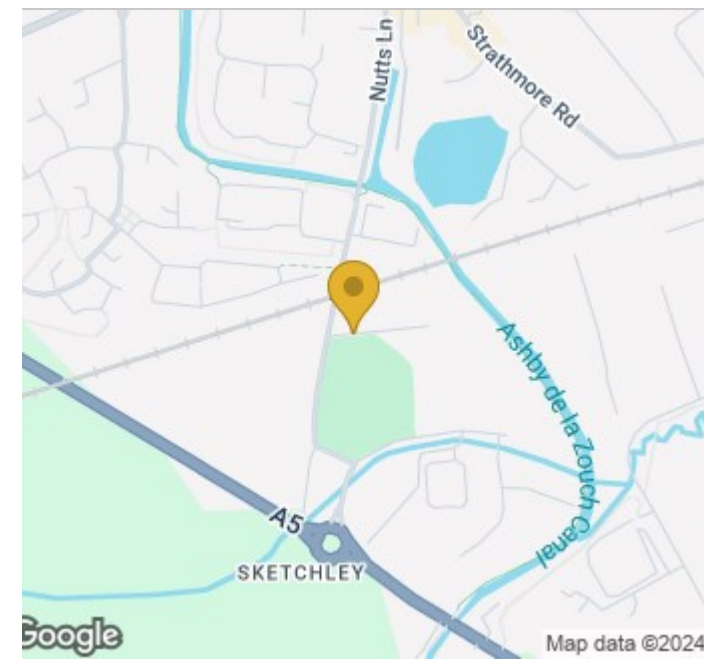




The Old Orchard House, Nutts Lane, Hinckley, LE10 3EG

Total Area: 143,6 m<sup>2</sup> ... 1545 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Leaving Hinckley town centre along Coventry Road, continue along taking a left hand turn just past the Wharf public house onto Nutts Lane where the property is located on your right hand side easily identified by the RH Homes and Property for sale board. For SATNAV users please enter LE10 3EG.

## Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

108 Castle Street, Hinckley, Leicestershire, LE10 1DD  
 Tel: 01455 633244 Email: rharris@rhhomesandproperty.com  
 www.altosoftware.co.uk

