



59 Butt Lane, Hinckley, LE10 1LB
£499,999



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RH Homes and Property are very pleased to offer this attractive traditional four bedroom detached family home in a very sought after location within Hinckley being set back from the road, with a good sized driveway offering ample enclosed parking. The house briefly comprises an Entrance Porch & Hallway, Four reception rooms, Kitchen, Utility Room, Landing, Four Bedrooms, Master with Ensuite, & Family Bathroom. Outside is a good sized front driveway and rear gardens. The property also benefits from UPVC double glazing & gas central heating.

Council Tax - E

Entrance Porch

6'1" x 2'4"

With a UPVC door to the frontage and two UPVC double glazed windows set either side, with a further two UPVC double glazed windows to the side elevation, ceramic tiled flooring, and leading into:

Entrance Hall

12'6 x 6'4 (3.81m x 1.93m)

With a door to the front elevation, parquet flooring, stairs off to the first floor, and radiator.

Lounge

14'4" into bay x 13'4" (4.390 into bay x 4.078)

UPVC double glazed bay window to the front elevation, a focal point tiled fireplace and log burner, continuation parquet flooring, and radiator.

Sitting Room

11'4" x 10'9" (3.459 x 3.285)

Having parquet flooring, radiator, and access to the Lounge and Family Room.

Family Room

11'0" x 8'10" (3.363 x 2.700)

UPVC double glazed French doors out into the rear gardens, ceramic tiled flooring, and radiator.

Dining Room

8'10" x 8'6" (2.717 x 2.594)

UPVC double glazed French doors to the rear elevation, ceramic tiled flooring and radiator.

Kitchen

15'8" x 11'1" overall (4.783 x 3.400 overall)

Fitted with a range of modern base level units and drawers, and with a central island unit, with wood working surfaces over and subway tiled splashbacks, inset double ceramic sink, Rangemaster cooker, wine rack, ceramic tiled flooring, and an open plan arrangement offering access to the rear Dining/Family area, and with doors through to the Utility Room & Sitting Room and a double glazed skylight window.

Utility Room

8'10" x 6'0" (2.700 x 1.830)

UPVC double glazed door to the rear elevation, with working surfacing, and an attractive Belfast style sink, plumbing for a washing machine, dryer and dishwasher, a wall mounted central heating boiler, ceramic tiled flooring, and radiator.





Office Room

13'2" x 7'2" (4.01m x 2.18m)

With laminate wood flooring, fitted work surfaces and shelving, and UPVC double glazed window to the front elevation.

Landing

8'2" x 6'11" (2.500 x 2.121)

UPVC double glazed window to the side aspect, loft access hatch, and access off to:

Bedroom One

15'2" x 12'5" (4.640 x 3.804)

With two UPVC double glazed windows to the rear elevation, and radiator.



Ensuite

6'2" x 5'0" (1.890 x 1.533)

Having a stylish three piece white suite comprising a low level w.c., wash hand basin and a shower in a shower cubicle, full tiled surround and flooring, heated towel rail and radiator, and extractor fan.

Bedroom Two

12'6" x 12'5" (3.825 x 3.790)

UPVC double glazed window to the front aspect and radiator.

Bedroom Three

15'2" x 7'1" overall (4.645 x 2.183 overall)

UPVC double glazed window to the rear aspect and radiator.

Bedroom Four

7'3" x 9'6" (2.222 x 2.900)

UPVC double glazed window to the front aspect and radiator.



Bathroom

12'5" x 5'6" (3.800 x 1.686)

Having a three piece white suite comprising a low level w.c., wash hand basin and bath, with tiling and splashbacks, and ceramic tiled flooring, a heated towel rail, radiator, shaver socket, and UPVC double glazed window to the side elevation.

Outside

The house is set back from the road, with a block paved access to the gated central driveway. There is a hedgerow border set either side, and leading down either side of the front garden. There is a good sized gravel driveway offering ample off road parking for numerous vehicles.

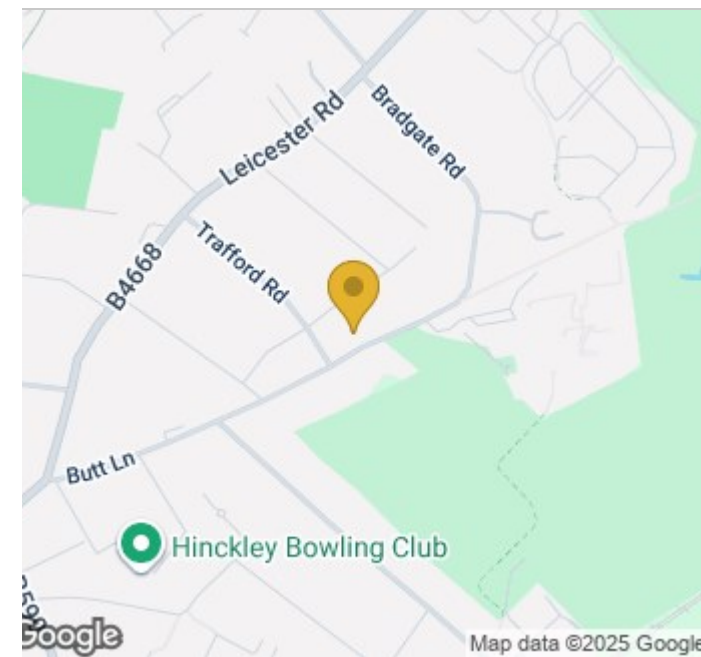


The rear gardens have a patio area to the rear of the house, leading onto a main lawned gardens, with a feature central circular patio and pond. The garden is fenced to the rear, with hedgerow borders to the side aspect and having a covered timber sitting area, timber shed and summer house.



Butt Lane, Hinckley, LE10 1LB

All measurements are approximate and for display purposes only



Leaving Hinckley along the A47 Leicester Road take a right turning onto Butt Lane where the property is situated on the left hand side, easily identified by the RH Homes & Property for sale board. For SATNAV/GPS users the postcode is LE10 1LB.

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) 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

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

