



**4 Bedroom House - Detached**  
**located on Butt Lane, Hinckley**  
**£515,000**

**UP Estates**





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£515,000

- EXTENDED PERIOD DETACHED
- LOCATED ON ONE OF HINCKLEY'S PREMIER ADDRESSES
- FOUR BEDROOMS (ONE EN-SUITE)
- THREE DOWNSTAIRS RECEPTION ROOMS
- OFF ROAD DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- IMMACULATE MAINTAINED REAR GARDEN
- BREAKFAST DINING KITCHEN
- REFITTED EN-SUITE & BATHROOM
- UTILITY & DOWNSTAIRS WC
- SPACIOUS & WELL PRESENTED THROUGHOUT

**\*\*PERIOD DETACHED RESIDENCE ON ONE OF HINCKLEY'S MOST SOUGHT AFTER LOCATIONS\*\*** With over 1,700 sq ft of living accommodation, this Extended Family Home - Spacious Flexible Living Accommodation - Four Bedrooms - Two Refitted Upstairs Bathrooms - Beautiful Rear Garden is an excellent opportunity! This sympathetically maintained traditional home, which offers a fantastic floorplan layout, and being situated nearby to Hinckley town centre, as well as well regarded local schools, parks and amenities. In brief the property comprises: Reception Hall, Lounge/Diner, Reception Room, Further Garden Reception Room, Breakfast Dining Kitchen, Utility Room and WC to the Ground Floor. There is a Landing, Four Bedrooms (One With En-Suite) and Family Bathroom to the First Floor. Externally there is off road parking for multiple vehicles and garden to the rear.

#### **FRONT ASPECT**

Paved multi-car driveway leading to a four bedroom family home.

#### **HALL**

With stairs ascending to the first floor and doors leading to the Study/Sitting Room, Kitchen/Breakfast Room and Living/Dining Room.

#### **STUDY/SITTING ROOM**

17'6" x 9'11"

Having a central heated radiator and a double glazed window to the front aspect.

#### **LIVING/DINING ROOM**

29'11" x 11'10"

Having a central heated radiator, a double glazed window to the front aspect and doors leading to the Kitchen/Breakfast Room and Garden Room.

#### **KITCHEN/BREAKFAST ROOM**

16'3" x 12'9"

Including a recently updated matching range of base mounted units with roll top work surfaces over, a sink with drainer and mixer tap, a central heated radiator and a double glazed window with doors leading to the Utility Room and Living/Dining Room.

#### **GARDEN ROOM**

10'2" x 9'11"

Having double glazed windows and French doors opening to the rear garden.





**UTILITY ROOM**

Having a central heated radiator, double glazed windows, space for washing machine and storage with doors leading to the WC and rear garden.

**WC**

Benefiting from a low level w/c, wash hand basin and central heated radiator.

**LANDING**

With stairs rising from the ground floor and doors leading to accommodation and family bathroom.

**BEDROOM ONE**

13'10" x 11'11"

Having a central heated radiator, double glazed window to the front aspect with a door leading to the ensuite bathroom.

**ENSUITE**

Benefiting from a tiled shower cubicle, low level W/C, pedestal wash basin and opaque double glazed window.





**BEDROOM TWO**

12'10" x 10'0"

Having a central heated radiator and double glazed window to the rear aspect.

**BEDROOM THREE**

9'11" x 9'10"

Having a central heated radiator and double glazed window to the front aspect.

**BEDROOM FOUR**

8'11" x 7'5"

Having a central heated radiator and double glazed window to the rear aspect with built in wardrobe.

**BATHROOM**

Being partially tiled and having a bath and separate shower cubicle, low level W/C, pedestal wash basin, central heated towel rail and a double glazed opaque window.

**GARDEN**

A private rear garden with a paved seating area followed by a lawn with fencing along the boundaries.

**IMPORTANT NOTE TO PURCHASERS**

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Butt Lane, Hinckley







**Ground Floor**



**First Floor**

Total floor area 158.5 m<sup>2</sup> (1,706 sq.ft.) approx

**CONTACT**

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