

# CASTLE ESTATES

1982

**A BEAUTIFUL THREE BEDROOM DETACHED FAMILY HOME SITUATED IN A HIGHLY POPULAR LOCATION WITH AMPLE OFF ROAD AND A WELL PRESENTED REAR GARDEN**



**65 BUTT LANE  
HINCKLEY LE10 1LB**

**Offers In The Region Of £400,000**

- HIGHLY POPULAR LOCATION
- RECENTLY RENOVATED
- THREE BEDROOM DETACHED
- OFF ROAD PARKING
- WELL PRESENTED REAR GARDEN
- NO CHAIN



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

info@castles-online.co.uk - 01455 617997

www.castles-online.co.uk



## VIEWING

Strictly by arrangement through the agents.

## DESCRIPTION

Welcome to this charming detached family home located in the highly sought-after Butt Lane, Hinckley. This property boasts ample off-road parking, making it convenient for you and your guests.

Step inside to discover a spacious interior with three bedrooms, perfect for a growing family. The entire house has been tastefully renovated throughout, offering a modern and fresh feel.

One of the highlights of this property is the well-presented rear garden, ideal for relaxing or entertaining during those warm summer days.

Don't miss out on the opportunity to own this delightful home in a popular location. Book a viewing today and envision yourself living in this wonderful space!

## COUNCIL TAX BAND & TENURE

Hinckley & Bosworth Borough Council tax band D. FREEHOLD.

## OPEN CANOPY PORCH

With attractive hardwood decorative leaded double glazed front door, full height double glazed sidelight and outside lights.

## ENTRANCE HALLWAY

13'11" x 6'2" (4.25m x 1.90m)

With engineered oak laminate flooring, staircase rising to first floor with spindle balustrade, coving to ceiling, radiator, wired in smoke alarm and decorative cover for meters and fuse board.





**LOUNGE**

17'4" x 11'11" (5.29m x 3.64m)

Having feature Victorian style open fireplace with polished cast iron surround, cast iron backing and granite hearth, decorative wall panelling, coving to ceiling, radiator and panelled pine double doors to kitchen.





**L SHAPED REFITTED LIVING DINING KITCHEN**

13'10" x 9'7" & 9'11" x 7'5" (4.24m x 2.94m & 3.03m x 2.28m)

Kitchen Area: refitted kitchen with excellent range of contemporary grey base, wall and drawer units with roll edge worksurfaces over and tiled splashbacks, inset stainless steel drainer sink with mixer tap, inset SMEG four ring ceramic hob with stainless steel extractor hood over and stainless steel splashback, built in oven, integrated dishwasher, integrated fridge freezer, integrated washing machine, double glazed window to side, glazed door to boot room, seating area with double glazed window to side and rear and oak laminate flooring.

Living/dining area: with double glazed French doors to rear, double glazed window to side, radiator and oak laminate flooring.









**BOOT ROOM**

10'8" x 3'11" (3.27m x 1.21m)

With ceramic tiled flooring, full height double glazed windows to side and rear, double glazed door to rear and door to WC.





**GROUND FLOOR CLOAKROOM/UTILITY**

6'0" x 5'0" (1.83m x 1.54m)

With white low level flush WC, base unit with roll edge work surface over, space and point for tumble dryer and gas meter.



## FIRST FLOOR LANDING

13'2" x 6'2" & 11'2" x 3'0" (4.02m x 1.88m & 3.42m x 0.92m)

With spindle gallery balustrade, radiator, wired in smoke alarm, loft access with ladder (loft houses gas condensing boiler, newly fitted in 2022, lighting and smoke/carbon monoxide detectors).



**BEDROOM ONE**

13'2" x 11'10" (4.02m x 3.62m)

Having double glazed window to front, range of fitted wardrobes consisting of two double and one single, radiator and TV point.





**BEDROOM TWO**

11'7" x 9'2" (3.54m x 2.81m)

With double glazed window to rear, range of fitted wardrobes consisting one double and one single, and radiator.



**BEDROOM THREE**

8'10" x 7'4" (2.71m x 2.26m)

With double glazed window to rear, range of fitted wardrobes consisting one double and one single, and radiator.



## REFITTED BATHROOM

7'9" x 5'6" (2.37m x 1.69m)

Refitted bathroom with contemporary white suite consisting of closed cistern WC, wall mounted vanity sink unit with drawers beneath, panelled bath with power shower over and glass shower screen, grey tiled walls, vinyl flooring, double glazed window to side and wall mounted mirrored vanity cupboard.



## OUTSIDE


The property is well set back from the road with a landscaped front garden consisting of gravelled hardstanding for ample parking, slabbed and gravelled path to front porch, lawned areas and well stocked borders filled with various plants and shrubs. Gated side access to both sides of the property leads to the good sized mature rear garden which is enclosed by timber fencing and mature hedging. The garden is predominantly laid to lawn with well stocked borders filled with mature shrubs and bushes, slabbed patio area adjacent to the house, second circular slabbed patio at the top of the garden, timber shed and outside water tap.








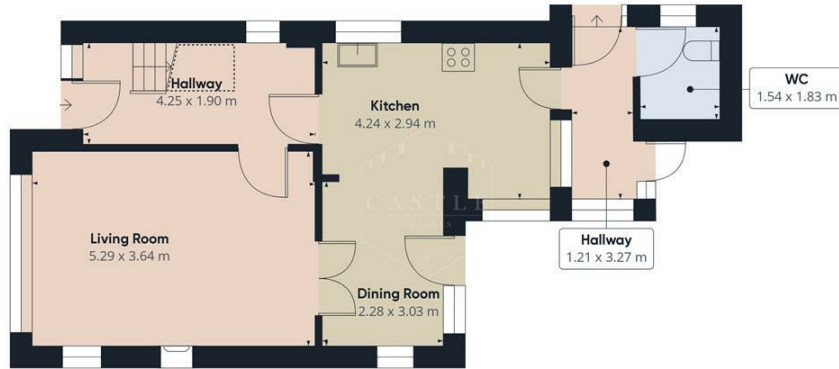
**Energy Efficiency Rating**

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

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Floor 0



Floor 1



## **PLEASE NOTE**

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

## **FIXTURES AND FITTINGS**

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

## **OFFER PROCEDURE**

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

## **ADDITIONAL NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

## **BUSINESS HOURS**

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm

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