

CASTLE ESTATES

1982

A WELL PRESENTED AND MUCH IMPROVED THREE BEDROOMED DETACHED FAMILY RESIDENCE WITH AMPLE PARKING AND WELL TENDED GARDENS SITUATED IN A SOUGHT AFTER TOWN CENTRE LOCATION



**53 BUTT LANE
HINCKLEY LE10 1LB**

Offers In The Region Of £425,000

- Impressive Entrance Hall
- Dining Room
- Three Good Sized Bedrooms
- Ample Off Road Parking
- Well Tended Gardens
- Attractive Lounge To Front
- Spacious Kitchen
- Modern Family Bathroom
- Brick Built Garage
- VIEWING ESSENTIAL



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

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

www.castles-online.co.uk



**** VIEWING ESSENTIAL **** This delightful detached house presents an excellent opportunity for families and individuals alike.

The accommodation boasts entrance hall, attractive lounge to front and a dining room opening onto the spacious kitchen. To the first floor there are three good sized bedrooms and a family bathroom. Outside the property has ample off road parking, garage and rear garden with decked area.

Hinckley town centre is a short walk away away for shops, schools and amenities. Hinckley Golf Club, Burbage Common and Woods are close by in the opposite direction. Commuting via the A47, A5 and M69 junctions to Leicester, Coventry, Birmingham and surrounding areas is very good indeed. Birmingham and East Midlands Airports are just half an hour away.

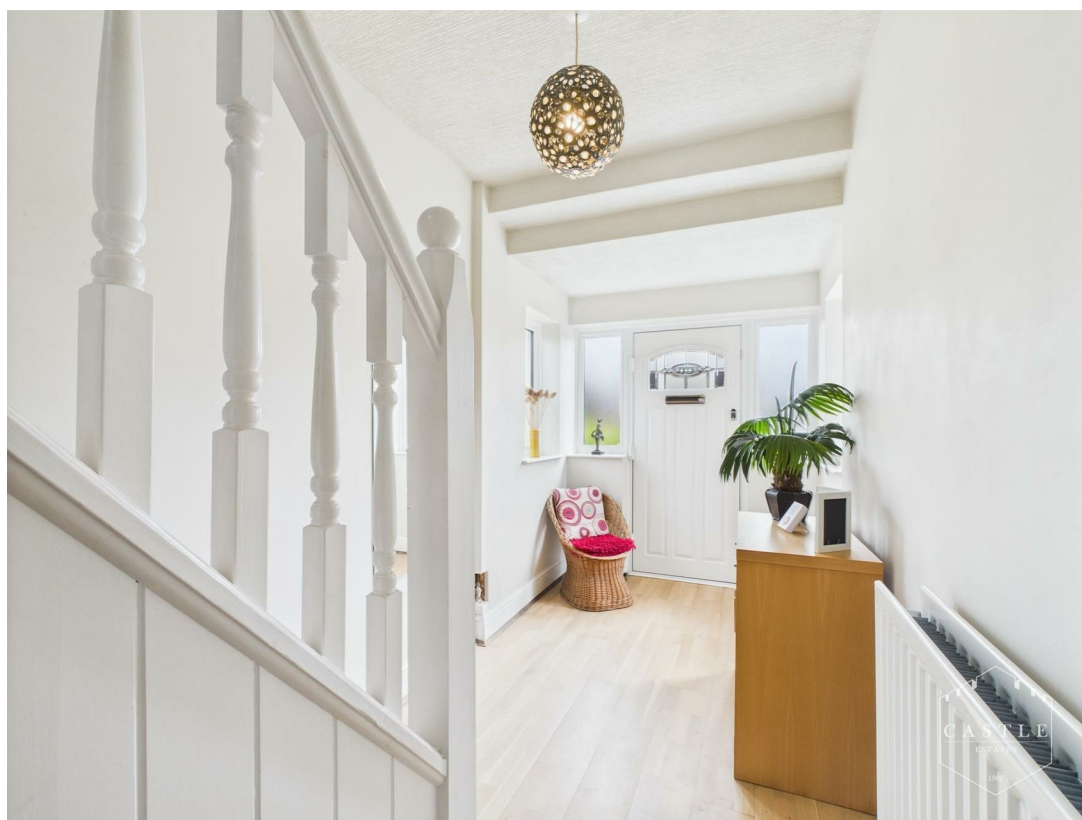
COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band D

HALL

16'0" x 5'11" (4.88m x 1.81m)

having composite front door with leaded light, upvc double glazed side windows with obscure glass, central heating radiator, wood effect flooring. Spindle balustraded staircase to First Floor Landing.



LOUNGE

12'2" x 11'3" (3.73m x 3.45m)

having upvc double glazed bay window to front, feature multi fuel fire with beam over, central heating radiator and coved ceiling with ceiling rose.



DINING ROOM

12'5" x 11'8" (3.80m x 3.56m)

having feature wood burning stove with beam over, central heating radiator, coved ceiling, wood effect flooring and upvc double glazed window to rear. Square archway to Kitchen.

**DINING ROOM**

KITCHEN

28'6" x 10'3" (8.71m x 3.14m)

having good range of modern fitted units including base units, drawers and wall cupboards, contrasting work surfaces and breakfast bar, inset stainless steel sink with mixer tap, ceramic tiled splashbacks, space for rangemaster style cooker and stainless steel cooker hood over, space and plumbing for washing machine, space for fridge freezer, central heating radiator, ceramic tiled flooring, inset LED lighting, three upvc double glazed windows and composite door to garden.



KITCHEN



FIRST FLOOR LANDING

6'11" x 6'11" (2.13m x 2.11m)

having spindle balustrading, access to the roof space, picture rail and upvc double glazed window with obscure glass.



MASTER BEDROOM

11'5" x 10'4" (3.49m x 3.16m)

having excellent range of fitted wardrobes, dado rail, central heating radiator and upvc double glazed bay window to front.



BEDROOM TWO

12'4" x 9'3" (3.77m x 2.82m)

having range of fitted wardrobes, central heating radiator, tv aerial point and upvc double glazed window to rear.



BEDROOM TWO



BEDROOM THREE

having central heating radiator and upvc double glazed window to front.



BATHROOM

7'6" x 5'10" (2.30m x 1.79m)

having panelled bath with shower over, rail and curtain, vanity unit with wash hand basin, low level w.c., ceramic tiled splashbacks, central heating radiator, extractor fan and upvc double glazed window with obscure glass.



OUTSIDE

There is direct vehicular access over a good sized block paved driveway with standing for several cars leading to GARAGE (6.54m x 2.76m) with up and over door, power, light, window and door opening onto Garden. Pedestrian access to a mature rear garden with deck area with pergola over, steps down to lawn, mature flower and shrub borders, well fenced boundaries.



OUTSIDE



OUTSIDE



REAR ELEVATION

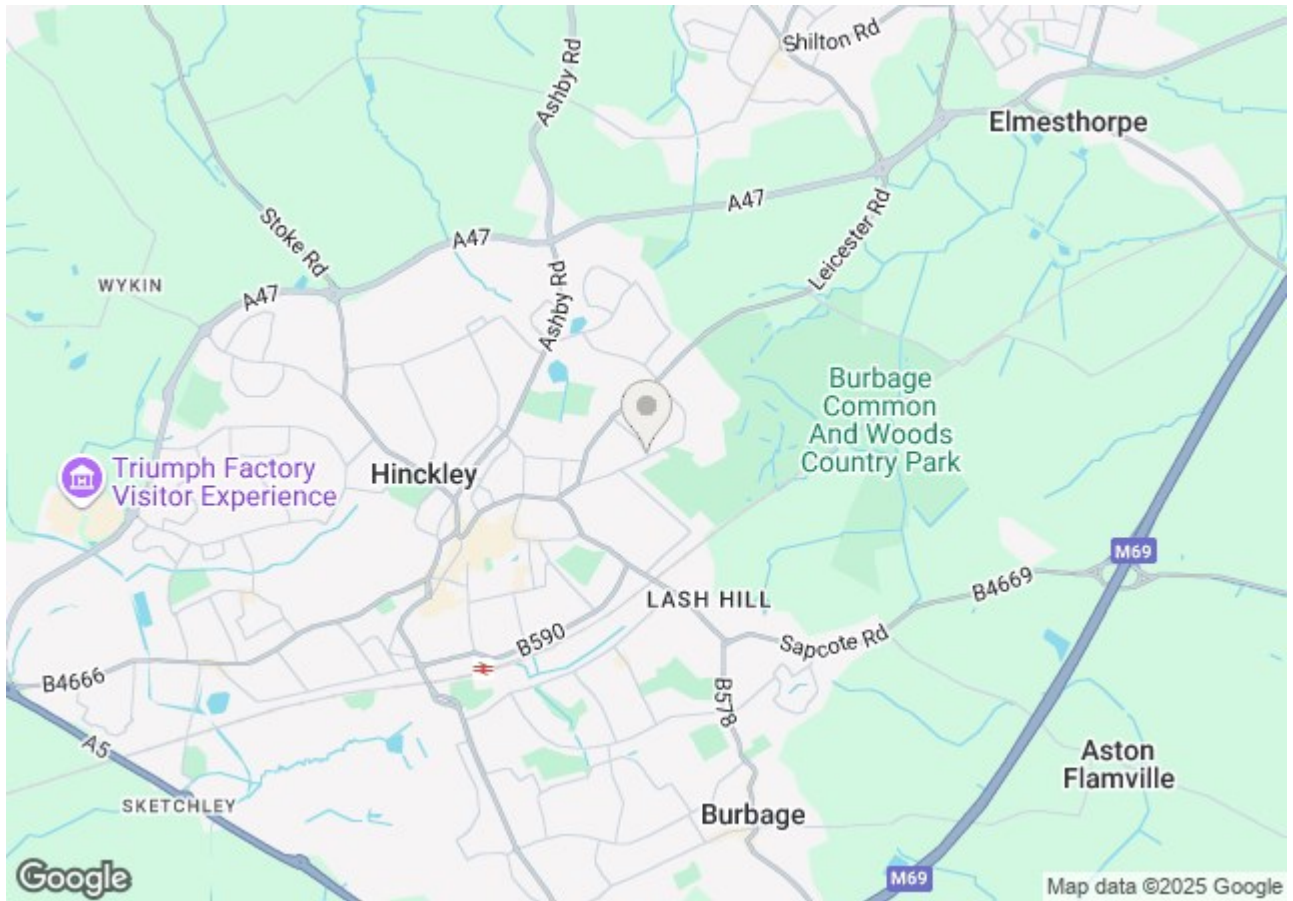


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) 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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

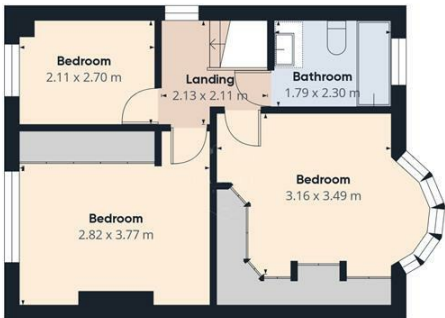


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC 			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions			
England & Wales EU Directive 2002/91/EC 			



Floor



Floor

Approximate total area^(a)
116.28 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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
