



## 65 Butt Lane

, Hinckley, LE10 1LB

Offers In The Region Of £395,000



An attractive 3 bedroom family detached house occupying a larger than average position, set behind a deep fore garden and located within one of Hinckley's most sought after and popular locations. The property offers well planned show standard accommodation throughout. Additional benefits of gas central heating (condensing combination) boiler, PVCu double glazed, cavity wall insulation, PVCu fascia boards, picturesque rear garden, driveway for several cars, 3 double bedrooms, fitted wardrobes, open plan breakfast kitchen, dining room, sun room, utility room /wc and modern bathroom with shower etc.

Ideally located close to all local amenities such as local schools, shops and public transport services. The property is accessible for commuting to all major road links such as the M69, M1, M6 and A5.

MUST BE VIEWED.,





**Recessed porch. 5'10" x 2'10". (1.79 x 0.87.)**  
With outside light point.

**Reception hall. 14'0" x 5'10". (4.29 x 1.79.)**  
Solid moak door with lead light, side obscure glazed window, laminate floor, mains smoke alarm, radiator and PVCu double glazed side window.

**Attractive lounge (front). 17'3" x 11'11". (5.27 x 3.64.)**  
Feature open hearth fire in an attractive surround with cast iron grate and polished hearth, PVCu double glazed windows to the front side, coving, double doors leading the dining room and attractive wall panelling.

**Open plan breakfast kitchen (rear). 14'1" (max) x 10'0" (max). (4.30 (max) x 3.06 (max).)**  
Stainless steel sink, range of attractive base and wall units (6 base and 3 wall) finished in light grey, associated work surfaces, split level ceramic hob, electric (fan assisted) oven, extractor hood, integrated fridge, freezer, washing machine, laminate floor, PVCu double glazed rear and side windows and PVCu double glazed door.

**Dining room ((rear). 10'0" x 6'6".108'3" (3.07 x 2..33.)**  
PVCu double glazed sliding patio door, PVCu double glazed side window, radiator and feature square archway.

**Sun room (rear). 12'6" x 4'0". (3.82 x 1.24.)**  
PVCu double glazed door, adjacent PVCu double glazed side window, twin double glazed french doors and PVCu double glazed window.

**Separate wc/ utility room. 5'11" x 5'0". (1.82 x 1.54.)**  
Low flush wc and PVCu double glazed side window, work surface and 3 base units.

**First floor galleried landing. 21'3" (max) x 9'3" (max). (6.50 (max) x 2.83 (max).)**  
PVCu double glazed windows to the front and side, radiator, main smoke alarm / carbon monoxide detector and roof void access leading to partially boarded roof void via retractable aluminium ladder.

**Bedroom 1 (front). (Dual aspect). 13'0" x 11'11". (3.97 x 3.65.)**  
Fitted luxury wardrobes (two double and one single), radiator and PVCu double glazed windows to front and side.

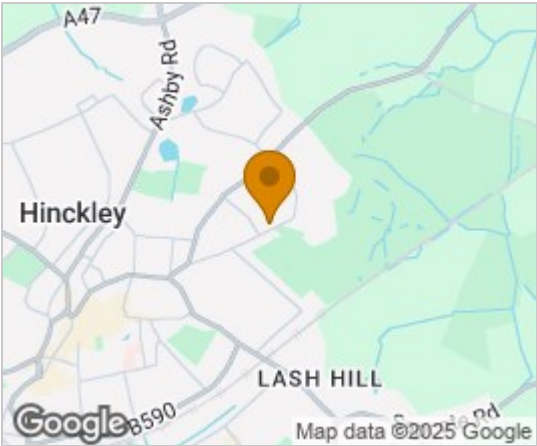
**Bedroom 2 (rear). (Dual aspect). 11'8" x 9'3". (3.56 x 2.84.)**  
Fitted wardrobe, PVCu double glazed windows to the front and side,

**Bedroom 3 (rear). 9'8" x 7'5". (2.97 x 2.27.)**  
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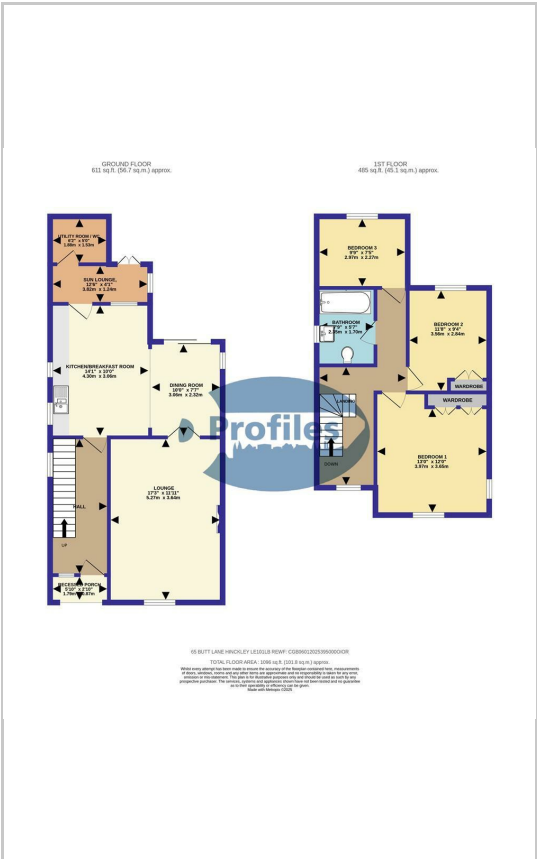
**Modern bathroom. 7'8" x 5'6". (2.35 x 1.70.)**  
Full suite in white, panel bath with chrome mixer shower and waterfall shower head, low flush wc with conceal cistern, wash hand basin in vanity unit with double base doors, radiator, obscure PVCu double glazed side window and ceramic wall tiling.

**Outside.**  
Deep front garden with double width gravel driveway, established lawn, mature shrubs and bushes, outside light point and gated side access. Enclosed picturesque rear garden with paved patios, herbaceous borders and established lawn.

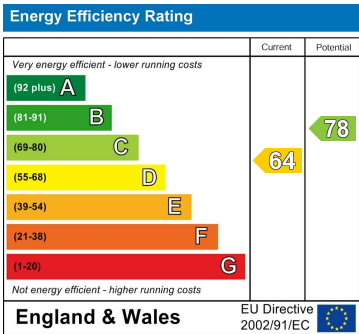
Area Map



Floor Plans



Energy Efficiency Graph



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