



9 BUTE CLOSE, HINCKLEY, LE10 0SJ

ASKING PRICE £290,000

Spacious modern Jelson built detached family home overlooking Hollycroft park to front. Sought after and highly convenient cul de sac location within walking distance of Battling Brook School, Hollycroft Park and the town centre. The property benefits from Karndean flooring, smart lighting, refitted dining kitchen with multifuel burner, refitted bathroom, fitted wardrobes, gas central heating and UPVC SUDG. Offers canopy porch, entrance porch, lounge, dining kitchen, conservatory and utility room. Three good sized bedrooms and family bathroom. Driveway to garage. Front and enclosed good sized rear garden.

Carpets, curtains, breakfast stools, light fittings included.



TENURE

Freehold

Council Tax Band C

ACCOMMODATION

Open canopy porch and SUDG door to

ENTRANCE PORCH

With ceramic tiled flooring and inset ceiling spotlights. Attractive wooden and glazed door to

LOUNGE TO FRONT

15'3" x 11'5" (4.66 x 3.50)

With stairway to first floor, Karndean flooring. Attractive double panelled radiator, TV aerial point and telephone point. Wall mounted power points and HDMI cables with trunking with an option for a sound bar. The majority of the property has smart lighting which is powered through Home Assistant with sensors, coving to ceiling. Archway through to



REFITTED DINING/KITCHEN TO REAR

15'2" x 12'5" (4.63 x 3.81)

With tiled flooring, a range of floor standing cupboard units with roll edge working surfaces above, inset Belfast sink with mixer taps above and a hot tap and cupboard beneath and a breakfast bar with two breakfast stools included. Rangemaster cooker with five ring gas hob, Rangemaster extractor hood above, two ovens and a grill. Further range of wall mounted cupboard units, including display shelving and drawers, TV aerial point and integrated fridge & dishwasher. Feature multifuel burner with granite hearth. Tall fashionable radiator, inset ceiling spot lights, door to utility room. UPVC SUDG sliding door to



CONSERVATORY TO REAR

10'2" x 8'3" (3.12 x 2.54)

With tiled flooring and ceiling fan light, double doors to rear garden.



UTILITY ROOM TO REAR

8'11" x 8'5" (2.72 x 2.57)

With a range of floor standing fitted units with inset one and a half bowl sink and drainer, plumbing for automatic washing machine, space for tumble dryer and appliance recess points. Inset ceiling spot lights, UPVC SUDG door to outside and door to garage (4.19m x 2.69m) with light and power, additional storage, pull down ladder to garage loft which is fully boarded.



REFITTED FAMILY BATHROOM

6'4" x 6'1" (1.95 x 1.87)

With white suite and consisting panel bath with mixer shower above including rainfall shower attachment, low level WC and pedestal wash hand basin, tall heated radiator, fully tiled surrounds including flooring and extractor fan.



FIRST FLOOR LANDING

With door to airing cupboard shelving. Attractive white panelled interior door to

BEDROOM ONE TO FRONT

13'5" x 8'5" (4.11 x 2.58)

With a range of fitted wardrobes including above the bed and to the side, laminate wood strip flooring, loft access (the loft is partially boarded). Single panel radiator, inset ceiling spotlight.



BEDROOM TWO TO REAR

8'5" x 10'1" (2.58 x 3.09)

With laminate wood strip flooring, single panel radiator.



BEDROOM THREE TO FRONT

6'5" x 8'9" (1.98 x 2.68)

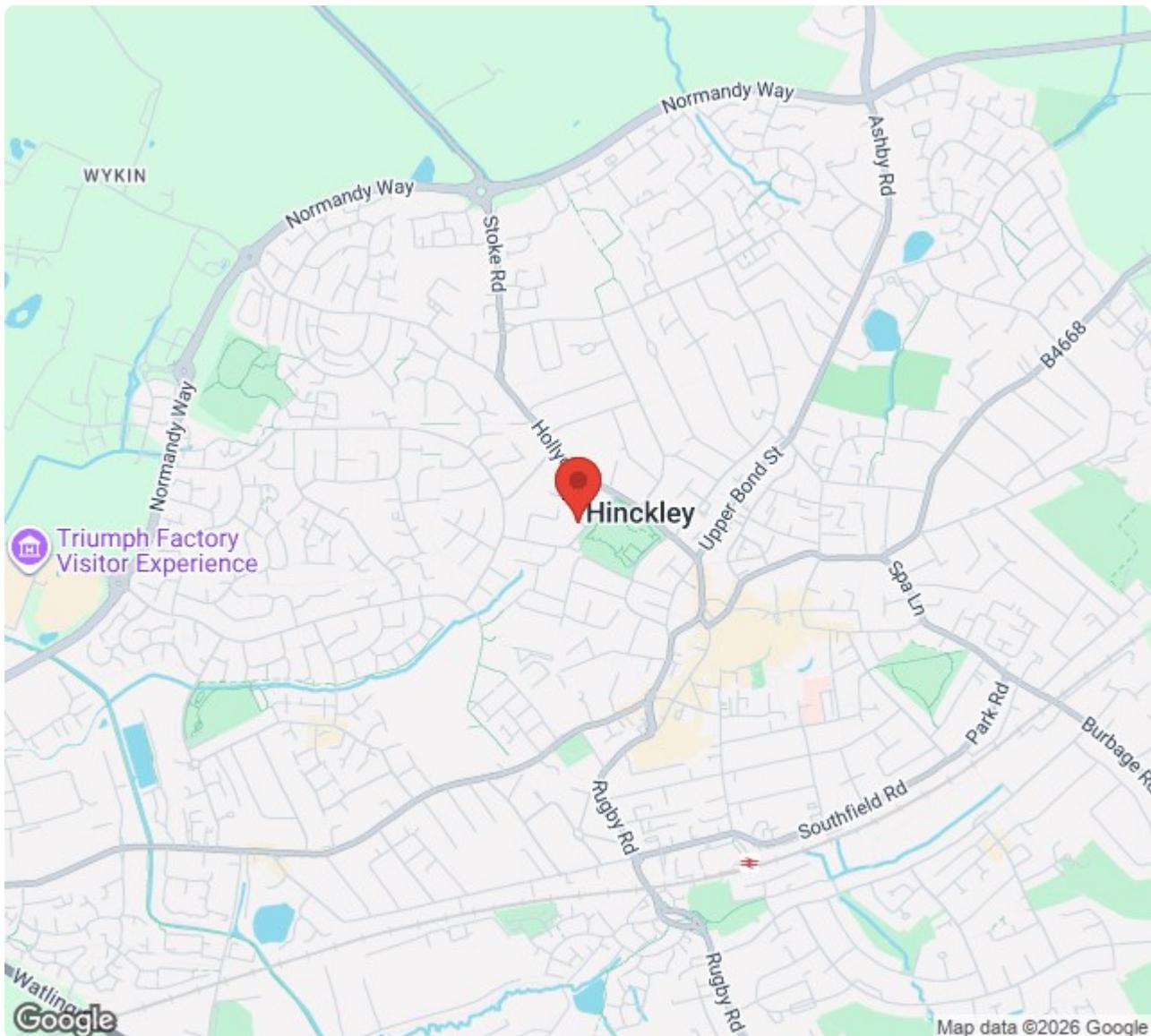
With laminate wood strip flooring, single panel radiator, large built in useful storage cupboard with shelves.



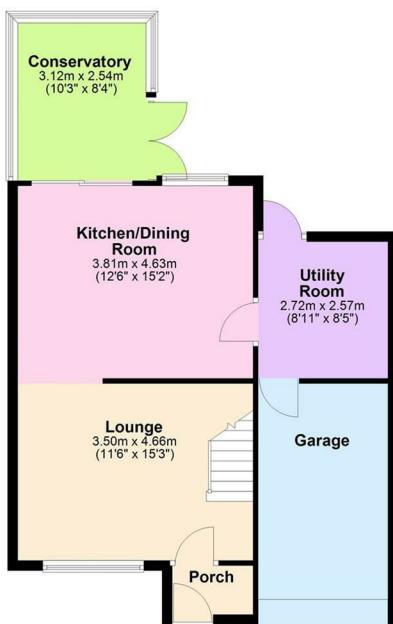
OUTSIDE

The property is nicely situated overlooking a green to the front with a block paved double width driveway to front which leads to a garage, (4.19m x 2.69m) with light and power, additional storage, pull down ladder to garage loft which is fully boarded. To the rear of the property is a good sized fenced and enclosed rear garden which has access via a timber gate to side, covered store area and block paved patio adjacent to the rear of the property with a low level retaining wall, further seating area. There is a Koi fish pond (there is the option for this to be removed) and surrounding stoned pathway and the remainder of the garden is laid to lawn with well stocked and well established surrounding beds. Pear and apple fruit trees.

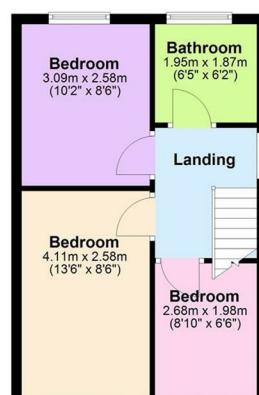




Ground Floor



First Floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	80
(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 2002/81/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

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