



**5 Nutts Lane, Hinckley, LE10 0NT**  
**Offers Over £350,000**



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RH Homes and Property are very pleased to offer for sale this detached bungalow (Also with first floor loft room) located in Hinckley, in a sought after setting on Nutts Lane located close to the Canal and waterways, and with good access to the A5 and surrounding Motorway networks. Good sized gardens, and driveway offering ample off road parking. Two bay windows and fitted blinds to the frontage. Workshops in the rear gardens. External walls have been rendered and insulated. Briefly comprising an Entrance Hall, Lounge, Home Office/Study/Potential Bed 3, Dining Kitchen, Conservatory, Shower Room, Two double Bedrooms with bay windows, and a Loft Room (with Skylight window, power, lighting, and radiator). Oak veneer doors, Viewing recommended and then move straight in.

Council Tax - C

### Reception Hall

With a composite door to the side elevation, Minton style tiled flooring, and access through to:

### Master Bedroom

14'5 into bay x 10'8 (4.39m into bay x 3.25m)

UPVC Double glazed bay window to the front elevation with fitted blinds, and radiators.

### Bedroom Two

14'7 into bay x 10'9 (4.45m into bay x 3.28m)

UPVC Double glazed bay window to the front elevation with fitted blinds, a range of four door fitted Hammonds wardrobes, and radiators.

### Home Office / Study / Potential Bed 3

10'10 x 8'11 (3.30m x 2.72m)

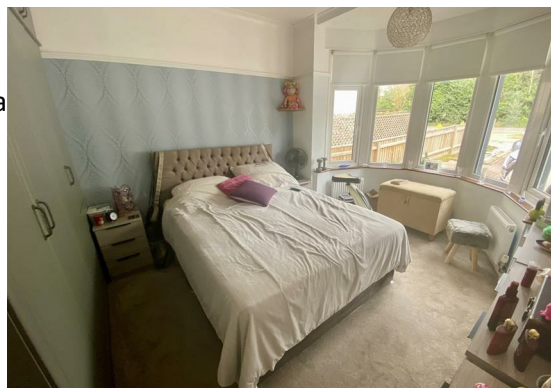
With a UPVC double glazed window to the side elevation, and radiator. (Adding a plasterboard wall would soon enable a further bedroom to be recreated.)

There is a Loft Access Hatch - With wooden steps into the Loft Space, (Approx. 19'0 x 13'1 overall) Which has a radiator, lighting and power sockets, and a store cupboard.

### Lounge

16'1 x 10'9 (4.90m x 3.28m)

With patio doors to the rear elevation leading through to the Conservatory, a focal point stone tiled fireplace, and radiator.





### **Kitchen**

13'10" x 10'10" overall (4.22m x 3.30m overall)

Refitted with an excellent range of wall and base level units and drawers, and a breakfast bar with work surfaces over. There is an inset one and a half stainless steel sink and drainer, plumbing for a washing machine and an integrated dishwasher, built in five ring gas hob and an electric double oven. Central Heating Boiler, radiator, and UPVC double glazed window to the side elevation.

### **Conservatory**

10'10" x 9'1" (3.30m x 2.77m)

With a door from both the kitchen and lounge into the conservatory, and then a door to the side, and patio doors to the rear out into the gardens.



### **Bathroom**

10'9" x 8'7" overall to wc area (3.28m x 2.64m overall to wc area)

Having a three piece suite comprising a low level w.c., oversize wash hand basin set in a vanity unit, and a shower in a walk in shower cubicle. UPVC double glazed window to the side elevation of both the Shower and WC area. Chrome style heated towel rail.



### **Outside**

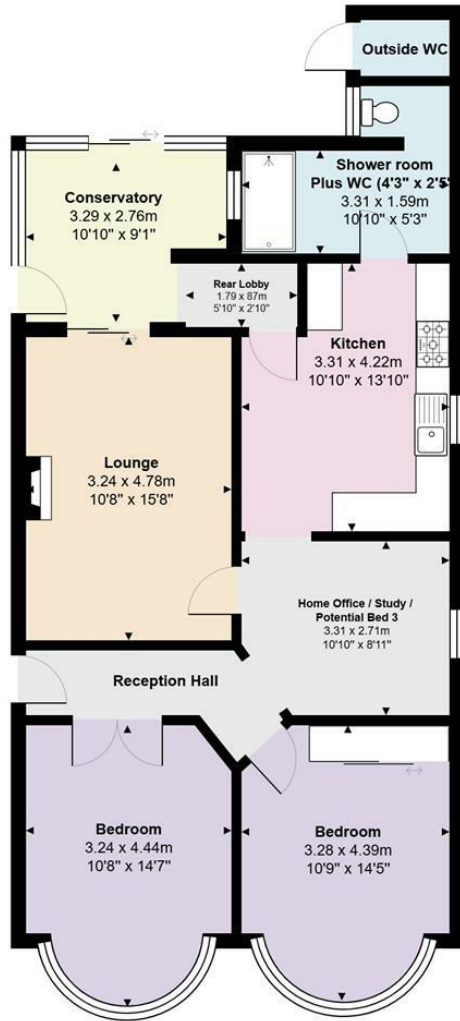
The bungalow is set back from the road with a good sized front garden and driveway offering ample off road parking for numerous vehicles, with access to the side of the bungalow through to a gated access leading to the rear. There is security lighting.

With a Garage/Workshop and a some timber workshops in the gardens, and also an outside w.c..

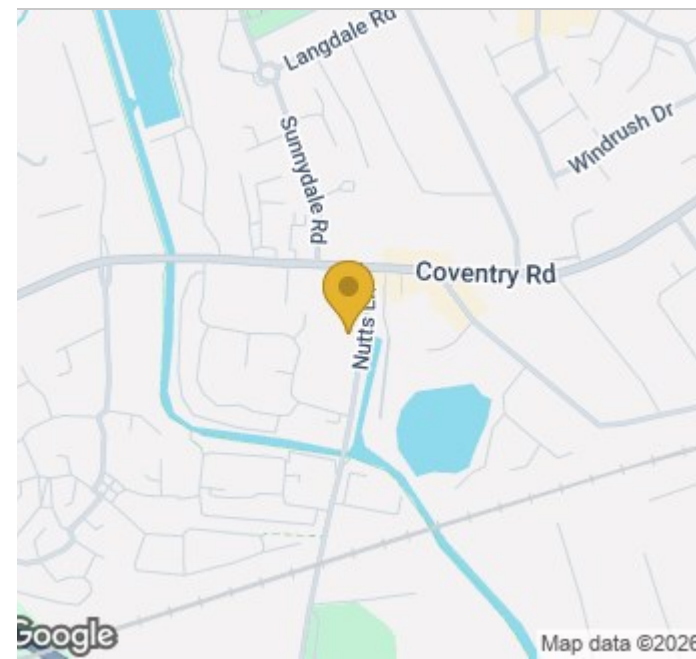
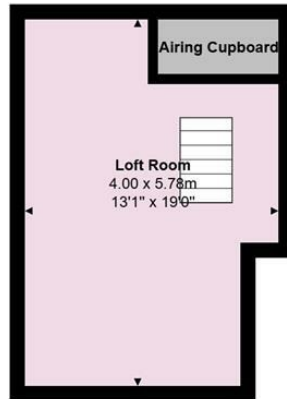


The rear gardens are a feature of the property, being both good sized and well stocked, and when it is out - with excellent sunshine. There is a yard/patio area to the rear of the house, and an elevated pond. This leads onto a mainly lawned garden, with a wellhead housing a working well, and smaller natural pond, with mature borders along one side. Then towards the rear of the plot are the aforementioned timber workshop/stores.





Nutts Lane, Hinckley  
 Total Area: 111.3 m<sup>2</sup> ... 1198 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



Leaving Hinckley town centre along Coventry Road, continue along taking a left hand turn just past the Wharf public house onto Nutts Lane where the property is located on your right hand side easily identified by the RH Homes and Property for sale board. For SATNAV users please enter LE10 0NT.

### Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>			
(39-54) <b>E</b>		48	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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