



Connells

Butt Lane  
Hinckley



## Property Description

Positioned just a short distance from Hinckley Town Centre, offers modern & well-presented accommodation.

The property benefits from generous room sizes, modern fittings and excellent access to transport links and everyday amenities.

Walking distance to Hinckley town centre, shops and supermarkets. Close to public transport routes and Hinckley train station.

Easy access to A47, A5 and M69 for commuters. Nearby green spaces, cafes, leisure facilities and eateries. A practical and well-connected location for everyday living.

Offers smart, easy living with great accessibility.

## Ground Floor

### Lounge

A spacious lounge featuring wood flooring, brick fireplace surround, windows to side elevation, UPVC front door and recessed gas fireplace - a warm and inviting living space.

### Reception Room/Study

Tile flooring, window to side elevation, radiator, feature wallpapers and loft space. Rear door opening into the conservatory.

### Kitchen/Diner

Fitted single oven, gas hob with space for an under-counter appliance. Plumbing in place, tile flooring, sink with mixer tap, windows to both side elevations, kitchen diner style layout with tiled splashback.

### Bathroom

Tile flooring, shower enclosure with tiled surround, fitted bath with storage. Window to side elevation, WC & basin, radiator.

### Conservatory

Tile flooring, plumbing for washing facilities, French doors leading to garden, polycarbonate roof - an excellent all-year-round room.

## First Floor

### Bedroom 1

Rear elevation window, radiator, combi boiler in fitted cupboard, wood laminate flooring.

### Bedroom 2

Window to side elevation, wood flooring, TV point, fitted shelving to alcoves, radiator.

### Bedroom 3

Front elevation, carpeted, radiator.

### Toilet

Useful additional room with wood panel half-height finish, fitted basin, WC and extractor. Ideal as office, hobby room or storage.

## Outside

Front Garden / Parking

Driveway parking for three cars with right of way access to private driveway.

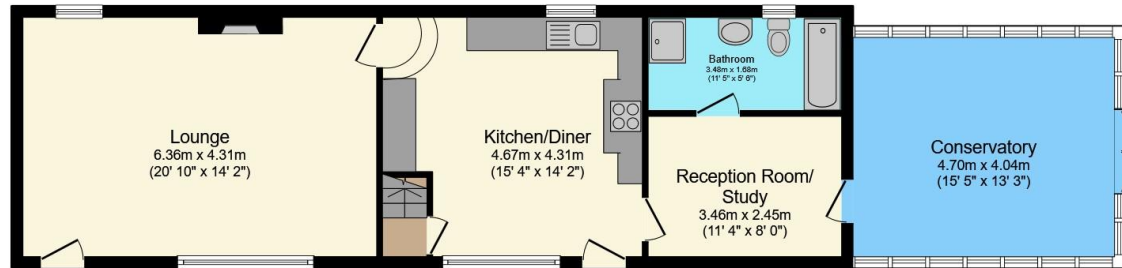
Rear Garden

Generous outdoor space ideal for seating, play or landscaping potential.









**Ground Floor**



**First Floor**

Total floor area 130.7 m<sup>2</sup> (1,407 sq.ft.) approx

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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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