



24a Butt Lane, Hinckley

Hinckley

Offers Over £325,000





24a Butt Lane

Hinckley

Hidden gem location | Private stoned road access | Three good bedrooms | Spacious family lounge | Large kitchen diner | Conservatory overlooking garden | Reception room study | Huge mature garden | Patio and fruit trees | Parking for two cars
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Semi-detached family home
- Three well-proportioned bedrooms
- Spacious 20ft lounge with tall ceilings
- Large kitchen/diner ideal for modern living
- Additional reception room/study
- Conservatory overlooking the rear garden
- Extensive mature garden with fruit trees and vegetable patch
- Off-road parking for two vehicles and extended patio area
- EPC - D
- Council Tax Band - D | Hinckley And Bosworth



Living Room

Lounge – 20'10" x 14'2" (6.36m x 4.31m) The impressive principal reception room is beautifully proportioned, offering an abundance of space for both comfortable family living and entertaining. Large windows allow natural light to flood the room, creating a bright and welcoming atmosphere.

Kitchen

Kitchen/Diner – 15'4" x 14'2" (4.67m x 4.31m) Forming the heart of the home, this spacious kitchen/diner provides an excellent social environment with ample room for cooking, dining and everyday family life. Its generous proportions make it ideal for modern open-plan living and entertaining.

Reception/Study

Reception Room/Study – 11'4" x 8'0" (3.46m x 2.45m) A versatile additional reception room offering the perfect space for a home office, playroom, hobby room or snug. This flexible room can easily adapt to suit a variety of lifestyle requirements.

Conservatory

Conservatory – 15'5" x 13'3" (4.70m x 4.04m) Overlooking the rear garden, the spacious conservatory provides an excellent additional living area, ideal for relaxing throughout the year while enjoying views of the beautifully maintained outdoor space.

Bathroom

Family Bathroom Conveniently located on the ground floor, the family bathroom is fitted with a bath, wash hand basin and WC, serving the home's day-to-day needs.

Master Bedroom

Bedroom One – 14'0" x 12'9" (4.27m x 3.89m) A generously sized principal bedroom offering ample space for a range of bedroom furniture. Bright and comfortable, it provides a peaceful retreat at the end of the day.

Bedroom 2

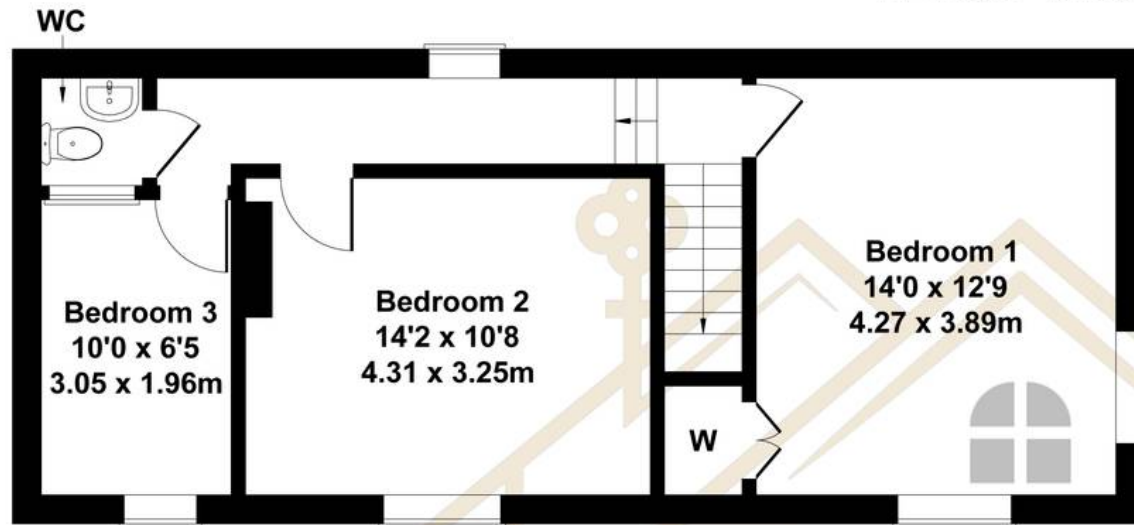




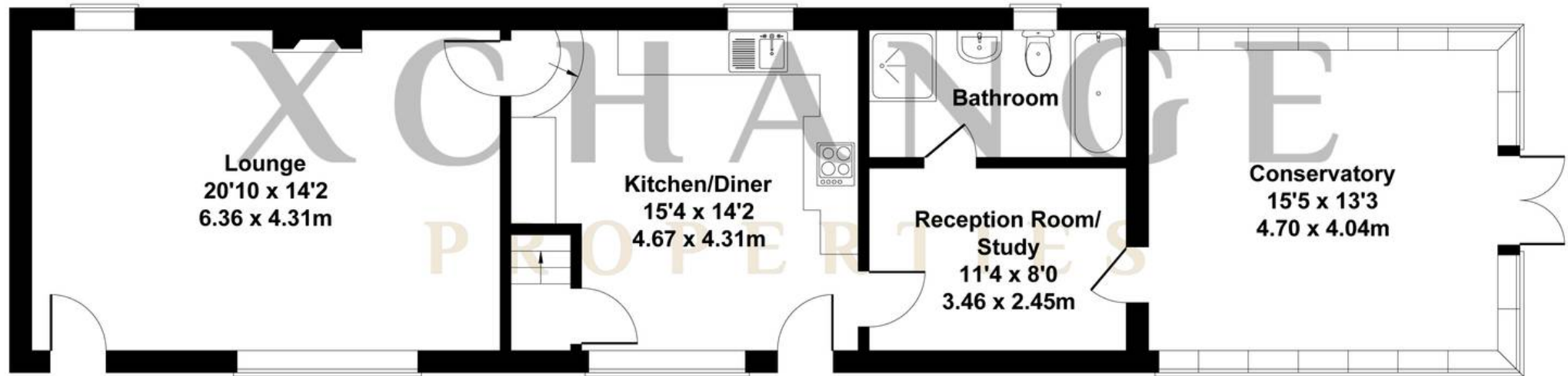
24A Butt Lane, Hinckley - LE10 1LD

Approximate Gross Internal Area

1421 sq ft - 132 sq m



FIRST FLOOR



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



Xchange Properties

Prestige House, Unit 4 - CV10 0SW

02476393042

Sales@xchange-properties.co.uk

xchangeproperties.co.uk/