



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 1935 built and recently improved and renovated character detached bungalow situated in a sought after setting on Nutts Lane and with good access to the A5 and surrounding Motorway networks and pleasant walking routes of nearby canal paths and waterways. The property itself boasts good sized traditional gardens, and driveway offering ample off road parking, workshops, bespoke blinds throughout, and external walls have been rendered and insulated to offer lowered utility bills. The deceptively spacious accommodation briefly comprises an Entrance Hall, Two Bay Fronted Double Bedrooms, Multi Function Room that could be a Home Office/Study/Potential Bedroom 3, Lounge and Recently renovated Dining Kitchen leading into a bright all glass Conservatory, Shower Room, and a Loft Room (with power, lighting, and radiator). Further benefits to this lovingly presented home are Oak veneer doors, gas fired central heating and UPVC double glazed window throughout.

Viewing recommended to appreciate a home that could be moved straight into!

Council Tax - C

Owners Comments -

There is plenty to love about the feel and the work put in to make this home. Firstly, deceptively larger than average, with the two Bay windows and the fitted Hammonds wardrobes in the front bedrooms offering great sleeping space together with the the untapped space of the Loft Room.

The traditional plot matches the spacious feel of the bungalow with the additional space offered by the original Garage and store tucked away at the side of it, the wooden stores down at the foot of the plot, and being alongside other assets such as the outside WC, it all means that there is so much more than just the Bungalow to work with here!

The gardens are a great size, with a well, a smaller pond, and a really good sized main pond used currently to house the fish collection. Lastly, the excellent car parking to the frontage, and walks directly opposite along the Ashby Canal pathways have made this a great home.

Reception Hall

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

Master Bedroom

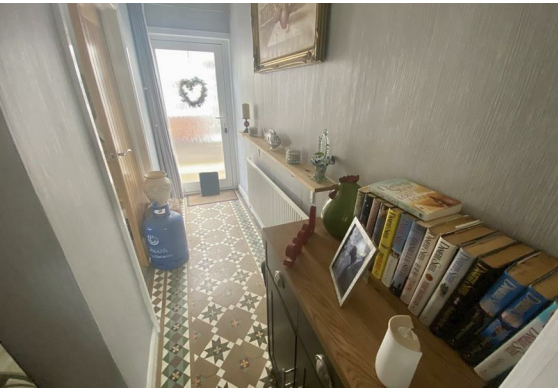
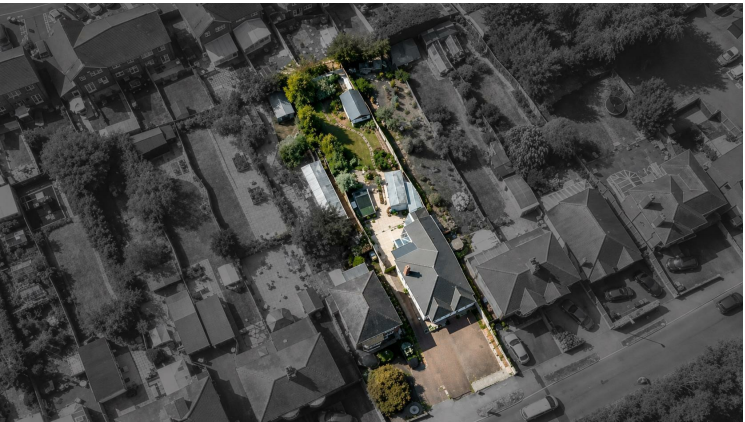
14'5 into bay x 10'8 (4.39m into bay x 3.25m)

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 recently refitted Howdens 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 sitting area, and having 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, a walk-in thermostatic rainfall shower and hand held unit, UPVC double glazed window to the side elevation of both the Shower and WC area. Chrome style heated towel rail.

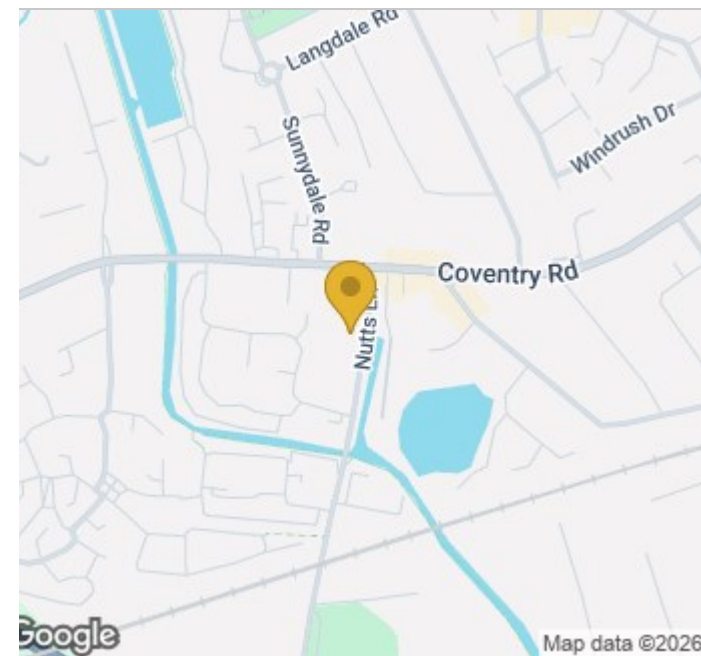


Outside

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 and having security lighting.



The rear gardens are a feature of the property, being both good sized and well stocked, and being westerly facing and traditional size enough to feel the sunshine for families and entertainment. The features include a Garage/Workshop and a some timber workshops in the gardens, and also an outside WC. There is a 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 wildlife pond, with mature borders along one side. Then towards the rear of the plot are the aforementioned timber workshop and stores.



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	76
	EU Directive 2002/91/EC	

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