

**A WELL PRESENTED AND SPACIOUS TWO BEDROOMED DETACHED BUNGALOW
SITUATED IN A SOUGHT AFTER AND QUIET CUL-DE-SAC LOCATION**



**4A BUTT LANE CLOSE
HINCKLEY LE10 1LF**
Guide Price £350,000

- Entrance Porch
- Attractive Lounge
- Utility Room & Separate w.c.
- Contemporary Fitted Bathroom
- Easy To Maintain Private Garden
- Impressive T Shaped Hall
- Contemporary Fitted Dining Kitchen
- Two Double Bedrooms
- Ample Off Road Parking & Garage
- Westerly Facing Rear Aspect

VIEWING

By arrangement through the Agents.

DIRECTIONAL NOTE

Travel from the centre of Hinckley along Leicester Road and take the right hand turn by Hinckley Parks School into Butt Lane. First right into Butt Lane Close and you will see this property on the right hand side.

DESCRIPTION

This well presented and spacious detached bungalow should be viewed to fully appreciate its wealth of highest quality fixtures and fittings.

The accommodation boasts an entrance porch leading to an impressive T shaped hall, attractive lounge with log burning stove, large contemporary fitted dining kitchen, utility room, separate w.c., two double bedrooms both with fitted wardrobes and a contemporary fitted bathroom. Outside the property has ample off road parking leading to garage with electric roller shutter door and a private westerly facing rear garden.

Hinckley town centre is a short walk away for shops, schools and amenities. Hinckley Golf Club, Burbage Common and Woods are close by in the opposite direction. Commuting via the A47, A5 and M69 junctions to Leicester, Coventry, Birmingham and surrounding areas is very good indeed. Birmingham and East Midlands Airports are just half an hour away.

More specifically the well planned, gas fired centrally heated and upvc double glazed accommodation comprises:

ENTRANCE PORCH

having glazed double doors, mat well and glazed inner door to Hall.

T SHAPED HALL

19'4" leg x 17'0" leg - average width 3'11" (5.9m leg x 5.2m leg - average width 1.2m)

having solid oak herringbone flooring, designer central heating radiator, built in cloaks cupboard, further central heating radiator and double storage cupboard.

LOUNGE

15'5" x 12'1" (4.7m x 3.7m)

having laminated engineer oak flooring, inset multi fuel fire with slate surround and hearth, central heating radiator, tv aerial point and upvc double glazed French doors opening onto the private rear garden.



DINING KITCHEN

23'3" x 12'1" (7.1m x 3.7m)

having an attractive range pale grey contemporary units including base units and drawers, matching work surfaces and upstand, ceramic tiled splashbacks, inset stainless steel sink with mixer tap, induction hob with extractor hood over, central island unit with built in electric oven and grill, display shelving and built in cupboards, engineered oak flooring, designer central heating radiator, inset LED lighting and upvc double glazed bi-fold doors opening onto rear garden.



DINING KITCHEN



DINING KITCHEN



UTILITY ROOM

7'10" x 4'7" (2.4m x 1.4m)

having a range of matching units and work surfaces, inset stainless steel sink, space and plumbing for washing machine, space for fridge freezer, central heating radiator, half tiled walls and fitted shelving.

SEPARATE W.C.

having low level w.c., central heating radiator and half tiled walls.

BATHROOM

8'2" x 6'10" (2.5m x 2.1m)

having raised double ended freestanding bath with freestanding mixer tap, vanity unit with wash hand basin, integrated w.c., concertina style heated towel rail, fully tiled shower cubicle, mirror with feature back lighting, extractor fan, fully tiled walls in contemporary ceramics and vinyl oak effect strip flooring.



BEDROOM ONE

12'1" x 8'10" (3.7m x 2.7m)

having double built in wardrobe and central heating radiator.



BEDROOM TWO

11'9" x 10'5" (3.6m x 3.2m)

having range of fitted wardrobes and central heating radiator.



OUTSIDE


There is direct vehicular access over a block paved driveway with standing for several cars leading to GARAGE (5.2m x 2.8m) having electric roller shutter door, storage area, large boarded loft accessed via the garage, side personal door to covered passageway, power and light. Mature flower and shrub borders to the front. Pedestrian access to the left hand side via gate leading to a fully enclosed rear garden with patio area, mature trees and shrubs, garden shed, walled and fenced boundaries. Westerly facing rear aspect.




OUTSIDE



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 2002/91/EC	83

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	

Ground Floor



PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 12.00 pm
