



**12 Butt Lane Close, Hinckley, LE10 1LD**  
£385,000 Freehold

  
**MARTIN&CO**



## Butt Lane Close, Hinckley

2 Bedrooms, 2 Bathroom

£385,000

- LARGE TWO - THREE BEDROOM DETACHED BUNGALOW
- GOOD SIZED LOUNGE
- TWO DOUBLE BEDROOMS
- OFFICE/THIRD BEDROOM
- OPEN PLAN DINING AREA/KITCHEN AND UTILITY
- SHOWER ROOM AND BATHROOM

TWO - THREE BEDROOM DETACHED BUNGALOW IN HINCKLEY. Comprising entrance hallway, shower room and bathroom, two bedrooms, lounge, dining area and kitchen with utility. Potential third bedroom/office with Conservatory. Large front drive and rear garden. Double glazed and gas central heating. NO CHAIN!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		



**ENTRANCE HALL 5' 2" x 14' 8" (1.60m x 4.48m)** Enter the home through a glazed porch and into the large open hallway which has been designed for disabled access. Providing access to the lounge, kitchen, shower room and bedroom.

**SHOWER ROOM 4' 5" x 7' 10" (1.36m x 2.39m)** Modern shower/wet room with mixer shower and white suite of sunk and WC.

**BEDROOM 9' 0" x 17' 8" (2.75m x 5.41m)** Overlooking the front of the property, the converted garage is now a double bedroom and decorated in a neutral colour, with a carpeted floor and benefiting from having built in wardrobes.

**LOUNGE 20' 2" x 14' 8" (6.16m x 4.48m)** The large lounge has three double glazed windows and overlooks the front of the property. Having a carpeted floor and a heated by gas central heating and a log burner. Access from the hallway and also to the inner

hallway leading to the second shower room, second bedroom and office/third bedroom.

**BATHROOM 8' 10" x 9' 0" (2.70m x 2.76m)** Modern bathroom with bath and separate shower cubicle. Double glazed frosted window.

**DINING AREA 13' 0" x 9' 2" (3.98m x 2.81m)** Carpeted dining area set adjacent to the open plan kitchen. Decorated in a neutral colour and accessed from the hallway and inner hallway. Ramp available for the steps within the room.

**KITCHEN 9' 3" x 13' 0" (2.83m x 3.98m)** A modern kitchen, having wooden fronted wall and base units with a stainless steel sink unit and stainless steel handles. Cushion flooring and double glazed window. Access to the utility room.

**UTILITY ROOM 7' 8" x 13' 0" (2.34m x 3.98m)** Separate utility room housing further kitchen units with

modern gas combination boiler and appliances. Rear double glazed entrance door leading to the garden.

**BEDROOM 11' 6" x 14' 9" (3.52m x 4.50m)** Double bedroom over looking the rear garden and benefitting from having built in wardrobes.

**OFFICE/THIRD BEDROOM 8' 10" x 12' 7" (2.70m x 3.85m)** Potential third bedroom now used as an office, and having a fold away bed. Double glazed sliding door leading into the rear conservatory.

**CONSERVATORY 13' 8" x 11' 10" (4.17m x 3.62m)** Large double glazed conservatory with glass roof and is overlooking the large rear garden

**OUTSIDE** Large front driveway with ample parking and mature flower beds and border. Side access on one side and storage on the other. Large rear garden with a patio area, pond and lawn. Second shed for further storage.











GROUND FLOOR



2-3 BEDROOM DETACHED BUNGALOW

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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