



7 BUTLER CLOSE, HINCKLEY, LE10 3QE

OFFERS OVER £300,000

NO CHAIN! Impressive 2020 Brampton Valley Moseley Design Semi detached family home with open views to rear. Sought after and convenient small cul de sac development within walking distance of the village centre including shops, post office, junior school, public houses, MOT garage, open countryside and good access to major road links. Immaculately presented with oak panelled interior doors, Amtico flooring, open plan downstairs layout, integrated appliances, porcelain tiled patio, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hallway, separate WC, and open plan living dining kitchen. Three good sized bedrooms (main with en suite shower room and wardrobes) and bathroom. Double width driveway and good sized enclosed rear garden. Carpets, blinds and light fittings included.



TENURE

Freehold
Council Tax Band B

Wards Management £223 per year for estate management charge
Freehold

ACCOMMODATION

PVC SUDG front door to

ENTRANCE HALLWAY

With Amtico LVT herringbone flooring, black column radiator, wall panelling, coving, stairway to first floor and oak panelled interior door to



SEPARATE WC

3'4" x 6'3" (1.04 x 1.92)

With low level WC, wall mounted sink unit with tiled splashback, chrome heated towel rail, tiled flooring and extractor fan.



OPEN PLAN 'L' SHAPE LIVING DINING KITCHEN

18'4" x 27'11" (5.60 x 8.52)

The kitchen area: With a range of white floor standing fitted kitchen units with wood effect roll edge working surface above and inset black one and a half bowl composite sink with chrome mixer tap. Integrated appliances include fridge freezer, double oven, microwave oven, washer dryer, dishwasher, electric hob with black extractor above and black splashback. Further range of matching wall cupboard units one housing the Worcester gas boiler. Inset ceiling spotlights, tiled flooring, coving, black column radiator.

The living dining area: With Amtico LVT herringbone flooring, inset ceiling spotlights, multi media point, coving, two black column radiators and UPVC SUDG French doors to the rear garden. Oak panelled interior door to the under stairs storage cupboard housing the fuse box and with automatic lighting.



FIRST FLOOR LANDING

With loft access, smoke alarm, radiator, oak panelled interior door to a storage cupboard housing the hot water tank and a further oak panelled interior door to an over stairs storage cupboard.

BEDROOM ONE TO FRONT

10'11" x 9'11" (3.33 x 3.03)

With mirror fronted sliding wardrobe, radiator and oak panelled interior door to



ENSUITE SHOWER ROOM

6'3" x 5'0" (1.92 x 1.53)

With fully tiled shower cubicle with two mains shower attachments and folding shower door. Low level WC, wall mounted sink unit, half tiled surrounds, illuminated wall mounted mirror, chrome heated tail rail and extractor fan.



BEDROOM TWO TO REAR

8'11" x 12'2" (2.74 x 3.73)

With radiator.



BEDROOM THREE TO REAR

8'10" x 7'4" (2.71 x 2.24)

With radiator and decorative wall panelling.



BATHROOM TO FRONT

6'11" x 5'6" (2.11 x 1.68)

With panelled bath with mixer tap and shower attachment above with screen to side. Low level WC, wall mounted sink unit, half tiled surrounds, shaving point, extractor fan, chrome heated towel rail and tiled flooring.

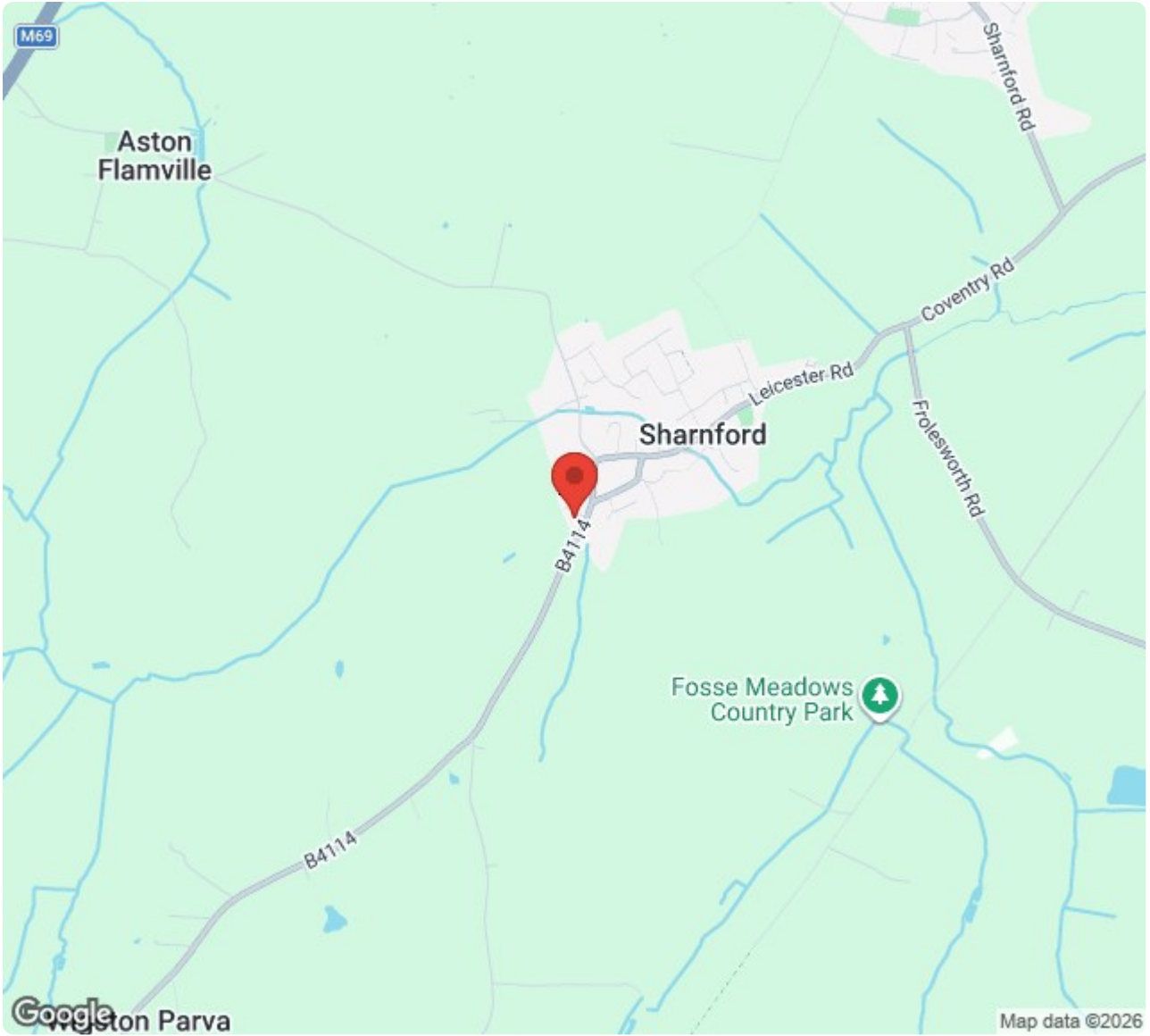


OUTSIDE

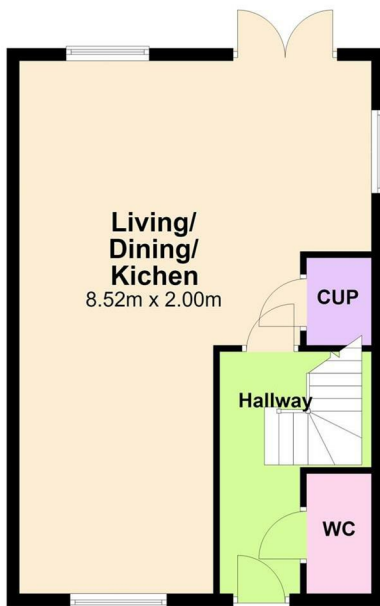
Outside the property it is nicely situated in a cul de sac set well back from the road with a double width block paved driveway and a slabbed pathway leading to the front door with the front garden principally laid to lawn. A pedestrian gate to side leads to the good sized fenced and enclosed rear garden with a porcelain tiled patio adjacent to the rear of the property beyond which the garden is principally laid to lawn. There is a porcelain tiled pathway that leads to the bottom of the garden where there is a good sized timber shed. Outside lighting, power point and tap.



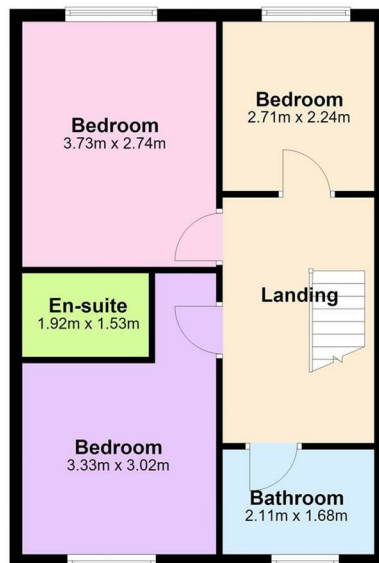




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(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	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(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	



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