



25 Lychgate Close

Burbage, Hinckley, LE10 2ES

**Guide price £525,000**



# A stunning open plan kitchen / dining / snug area



## Description

Nestled in the charming village of Burbage, Hinckley, Lychgate Close presents an exceptional opportunity to acquire a superb detached home. Spanning an impressive 1,858 square feet, this Large Executive home has ample space for both relaxation and entertainment. The property has four well-appointed bedrooms and three modern bathrooms, making it ideal for families, but also perfect for those couples working from home and needing extra space.

The location is particularly appealing, as Lychgate Close is within easy walking distance to the centre of this very popular village where you will find a wide variety of local amenities. Residents can enjoy the convenience of nearby pubs, a church, delightful cafes, and a selection of independent shops, all contributing to the vibrant community atmosphere. For those who require easy access to transport links, the property is just a short drive from the A5 and M69, which connect seamlessly to the Midlands motorway network, making commuting to Leicester, Coventry, Birmingham, and Northampton a breeze. With Hinckley train station is located a mere ten minutes away. Leicester Fosse Park and Coventry Retail Parks are just 10 minutes away.

With parking available for up to four vehicles, this home not only provides comfort and convenience but also embodies the essence of modern living in a picturesque village setting. Lychgate Close is a rare find, combining spacious accommodation with an enviable location, making it a perfect choice for those seeking a delightful family home in Leicestershire.

- LARGE EXECUTIVE DETACHED
- 4 DOUBLE BEDROOMS - PRINCIPAL BEDROOM WITH REFITTED ENSUITE
- RECEPTION 2 - HOME OFFICE/PLAY ROOM
- FAMILY BATHROOM - REFITTED AND RECENTLY DECORATED
- FREEHOLD / NO ESTATE CHARGES
- DOUBLE DETACHED GARAGE WITH SIDE BY SIDE DRIVEWAY
- RECEPTION 1 - LARGE LOUNGE RECENTLY DECORATED WITH LOG BURNER
- LARGE FAMILY OPEN PLAN KITCHEN / DINING / SNUG
- UTILITY AND GROUND FLOOR WC
- EPC - C / COUNCIL TAX BAND - F





RECENTLY DECORATED LARGE LOUNGE WITH FEATURE LOG BURNER AND VERY  
LARGE PRINCIPAL BEDROOM WITH REFITTED ENSUITE SHOWER ROOM



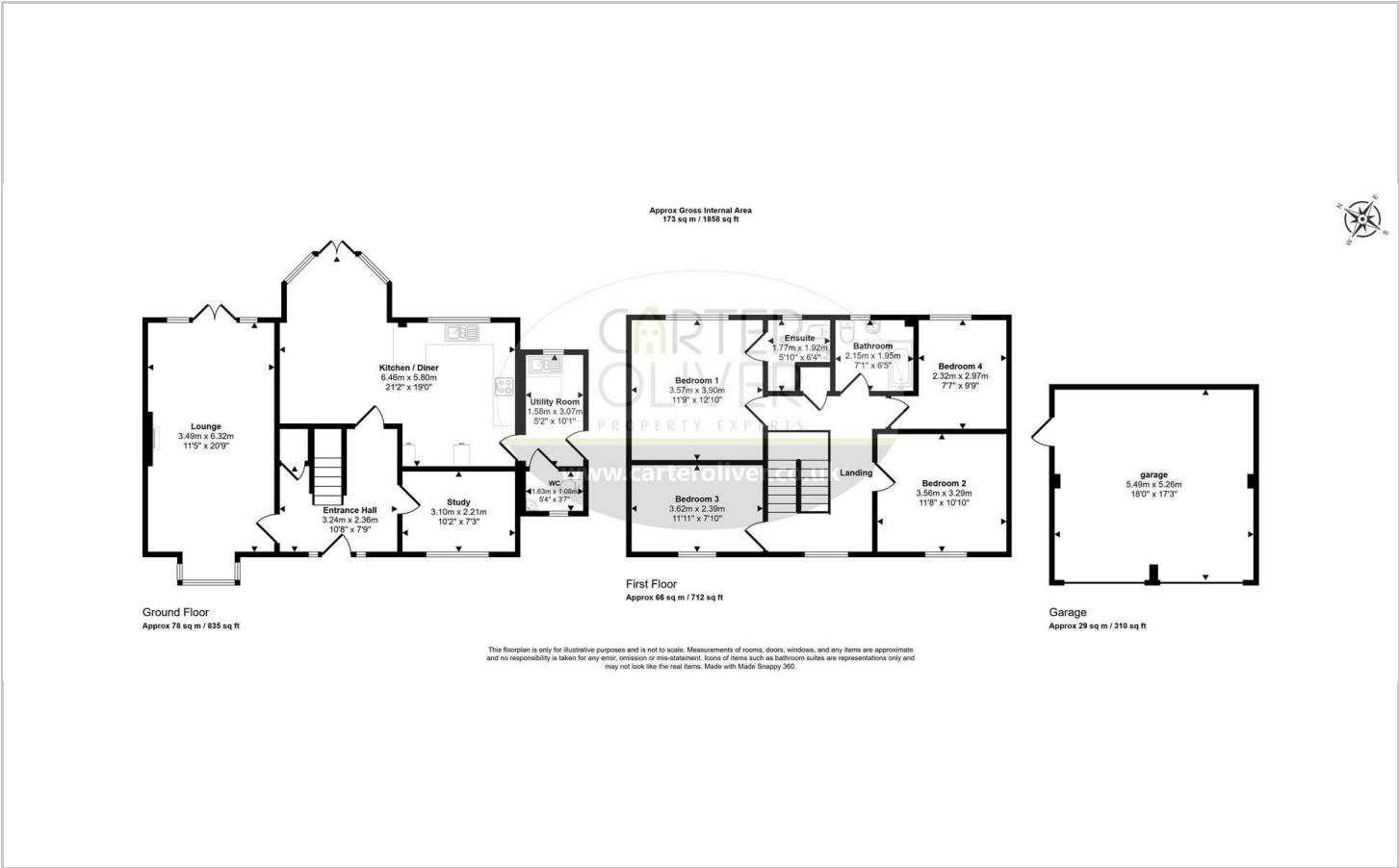
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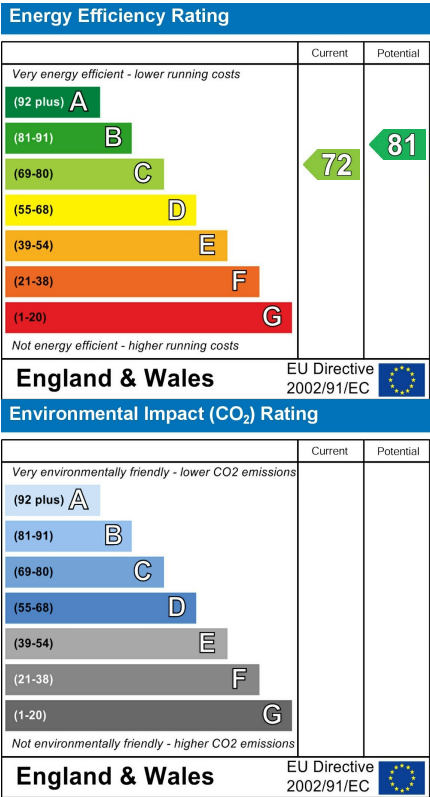
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our LUTTERWORTH Office on 01455 248033 if you wish to arrange a viewing appointment for this property or require further information.

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