



3 Lodge Close, Hinckley, LE10 2EJ

£740,000



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RH Homes and Property are very pleased to offer this fantastic plot and opportunity to purchase and further develop a wonderful and spacious detached home with excellent plot potential and gardens, located in a quiet and private gated driveway in the ever sought after village of Burbage, close to all the major road networks/motorways. The house briefly comprises: a Reception Hall, Dining Kitchen, Utility Room & Downstairs WC, Lounge, Conservatory, Gallery Landing, Three bedrooms and Family Bathroom. The extensive plot has attractive, private, well established, and landscaped gardens to the front, rear, and side, and there is a Double Garage and ample parking to the frontage.

Planning permission is approved for a Single storey side and two storey side and rear extensions including the demolition of existing conservatory, which can be found in more detail via the Hinckley and Bosworth planning portal.

Council Tax - F

Reception Hall

11'0 x 16'11 overall (3.35m x 5.16m overall)

With wood flooring, two under stair cupboards/storage areas, radiator, and tasteful wood door and double glazed windows to the front elevation.

Lounge

18'10 x 18'10 (5.74m x 5.74m)

Having continuation wood flooring, a feature brick surround log burner and oak beam, two radiators, two UPVC double glazed bow windows to the side aspects and bi-fold doors that open onto the decking and front private garden and BBQ/seating area.

Dining Kitchen

14'3 x 17'9 (4.34m x 5.41m)

With a good range of contemporary wall and base units with quartz working surfaces over and tiled splasbacks, an inset double Belfast sink, a feature Rangemaster cooker set in brick surround with hood and oak beam over, integrated dishwasher, beer/wine fridge, wine rack, American style fridge freezer, ceramic tiled flooring, under floor heating, and UPVC double glazed windows to the side and rear elevations.

Lobby

With wooden rear door leading to the rear patio and gardens and access to:

Utility & WC

9'3 x 6'4 (2.82m x 1.93m)

With base unit and working surface with and inset stainless steel sink and drainer, plumbing for washing machine, tiled flooring, radiator, low flush WC and UPVC double glazed window to the rear aspect.

Conservatory

11'1 x 14'1 (3.38m x 4.29m)

Being of one part brick and UPVC double glazed surround and having tiled flooring and UPVC double glazed French doors to the front aspect.





Landing

Having loft and airing cupboard access, radiator and and UPVC double glazed windows to the front and side elevations.

Bedroom One

14'11 x 11'10 (4.55m x 3.61m)

Having fitted wardrobes, radiator and and UPVC double glazed window to the side aspect.

Bedroom Two

13'5 x 11'3 overall (4.09m x 3.43m overall)

With radiator and and UPVC double glazed window to the front elevation.

Bedroom Three

With radiator and and UPVC double glazed window to the front elevation.



Family Bathroom

12'5 x 5'10 overall (3.78m x 1.78m overall)

Offering a four piece suite comprising a walk in thermostatic rainfall shower and screen and white bath, low flush WC and sink set in vanity casing, full tiled surround and flooring, extractor, heated chrome towel rail and UPVC double glazed window to the rear aspect.

Double Garage

With power and lighting and up and over doors to the front aspect.

Outside

Being the real feature of the property with the extensive landscaped and well established plot and garden surrounds to every aspect of the detached family home.



To the rear is a slabbed patio area and walkway with a traditional sized lawned garden, vegetable plot, timber shed and well established tree and shrub borders. the lawn and patio/walkway then wraps around the conservatory leading to a wood decked sitting area that makes it's way around to the lounge bi-fold doors and onto a further traditional sized lawn with more well established tree and shrub borders. The front gardens are screen by a brick privacy wall and also have a BBQ area and a stoned seating area with crafted log and stone seats.

Planning

23/00817/HOU | Single storey side and two storey side and rear extensions including the demolition of existing conservatory | 3 Lodge Close Burbage Hinckley Leicestershire LE10 2EJ



https://publicdocuments.hinckley-bosworth.gov.uk/PublicAccess_Live//SearchResult/RunThirdPartySearch/FileSystemId=PL&FOLDER1_REF=23/00817/HOU



3, Lodge Close, Burbage, LE10 2EJ
 Total Area: 184.2 m² ... 1983 ft²
 All measurements are approximate and for display purposes only



Leaving Hinckley along London Road, which proceeds into Burbage Road, continue through the traffic lights, and the road becomes Sapcote Road. Turn right into Hinckley Road, and continue through the village which becomes Church Street, and continue along and proceed straight over the cross roads in the village centre onto Lutterworth Road, where the turning to lodge close can be found on the right hand side a short way along the road. For SATNAV users please enter the postcode LE10 2EJ

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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	74	83
	EU Directive 2002/91/EC	

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