



Connells

Lysander Close
Burbage HINCKLEY

Lysander Close Burbage HINCKLEY LE10 2GF

for sale offers over
£400,000



Property Description

Stunning four bedroom property sitting on a CORNER PLOT and located in highly sought after area of Burbage, close to local schools and amenities and a great location for commuters with easy access to major road networks including the A5 towards Nuneaton and to the M69 towards Leicester and Coventry.

The accommodation comprises an entrance hallway, cloakroom, lounge, large open plan kitchen/diner with bi-fold doors and utility room. To the first floor there are four good size bedrooms including master bedroom with ensuite and a family bathroom. To the rear of the property there is a good size private rear garden and to the front there is parking for several vehicles and an integral GARAGE.

Entrance Hallway

13' 5" x 6' 4" (4.09m x 1.93m)

With door to the front elevation and tiled flooring.

Cloakroom

Comprising WC, hand wash basin with vanity unit and radiator.

Lounge

15' 5" into bay x 10' 10" (4.70m into bay x 3.30m)

With carpet flooring, radiator, fireplace, electrical points, TV point and UPVC double

glazed bay window to the front elevation.

Kitchen / Diner

26' 11" x 8' 11" (8.20m x 2.72m)

The kitchen/diner is fitted with a range of modern light grey wall and base units with working surfaces over and comprising sink and drainer with mixer tap, integrated mid-level oven, induction hob with extractor hood, integrated appliances, modern style upright radiator, tiled flooring, bifold doors leading into the rear garden and UPVC window to the rear elevation.

Utility Room

8' 1" x 8' 2" (2.46m x 2.49m)

Having a range of wall and base units with working surface over, 1.5 bowl sink unit and plumbing for washing machine.

First Floor Landing

16' 8" x 3' 11" max (5.08m x 1.19m max)

With access to the first floor accommodation.

Bedroom 1

13' 4" x 10' 4" (4.06m x 3.15m)

With walk-in wardrobe, carpet flooring and UPVC double glazed window to the front elevation.

Ensuite

Comprising shower cubicle, WC, wash hand basin with vanity unit, tiling to walls, tiled flooring and UPVC window to the side elevation.

Bedroom 2

15' 5" max x 13' max (4.70m max x 3.96m max)

With built-in storage cupboard, carpet flooring and two UPVC double glazed windows to the front elevation.

Bedroom 3

10' 5" x 6' 3" (3.17m x 1.91m)

With built-in storage cupboard, carpet flooring and UPVC double glazed window to the rear elevation.

Bedroom 4

6' 8" x 5' (2.03m x 1.52m)

With built-in storage cupboard, wooden flooring and UPVC double glazed window to the rear elevation.

Bathroom

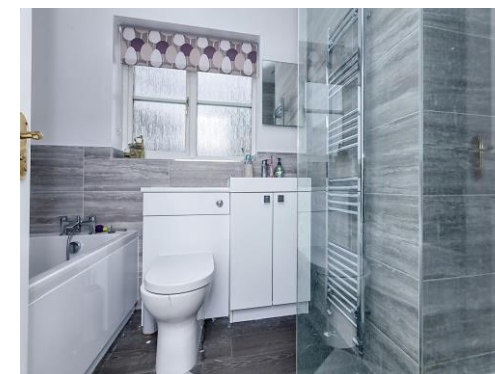
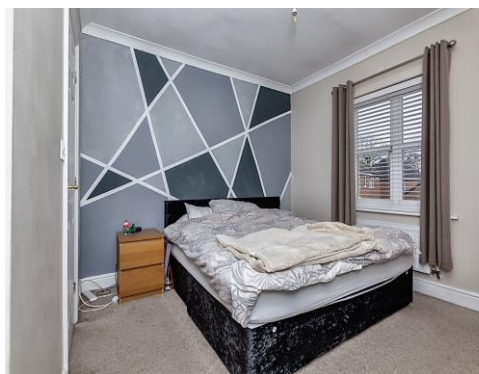
Comprising bath with mixer tap and shower over, separate shower cubicle, WC, wash hand basin vanity unit, upright towel radiator, tiling to walls, tiled flooring and UPVC obscure window to the rear elevation.

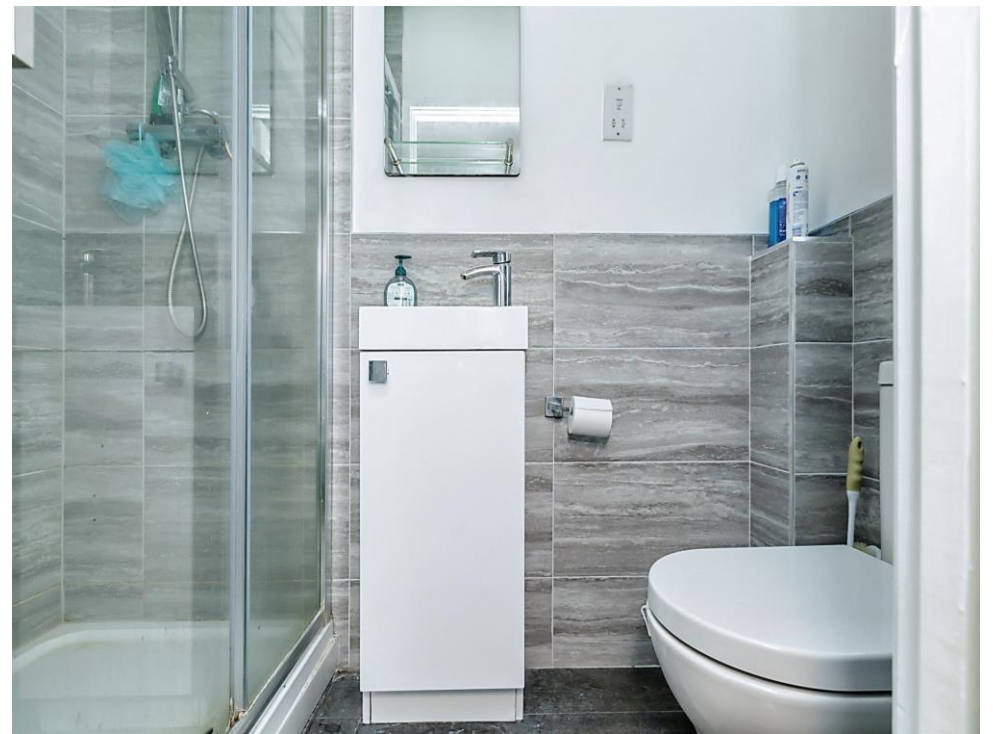
To The Front

To the front of the property there is a small lawn area and driveway providing standing for many vehicles and which also gives access to the garage.

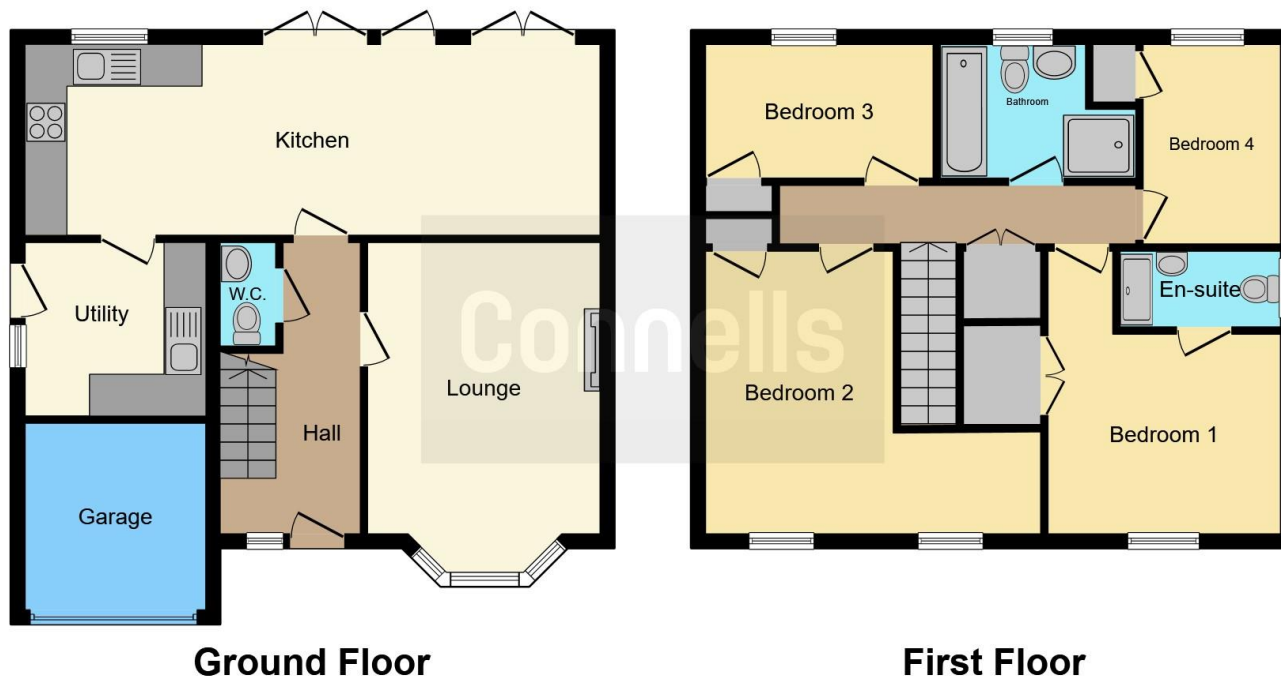
To The Rear

The rear garden is enclosed with fencing and has a decked patio area ideal for entertaining, a laid to lawn area and further paved patio area towards the rear of the garden.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/HIN311098



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