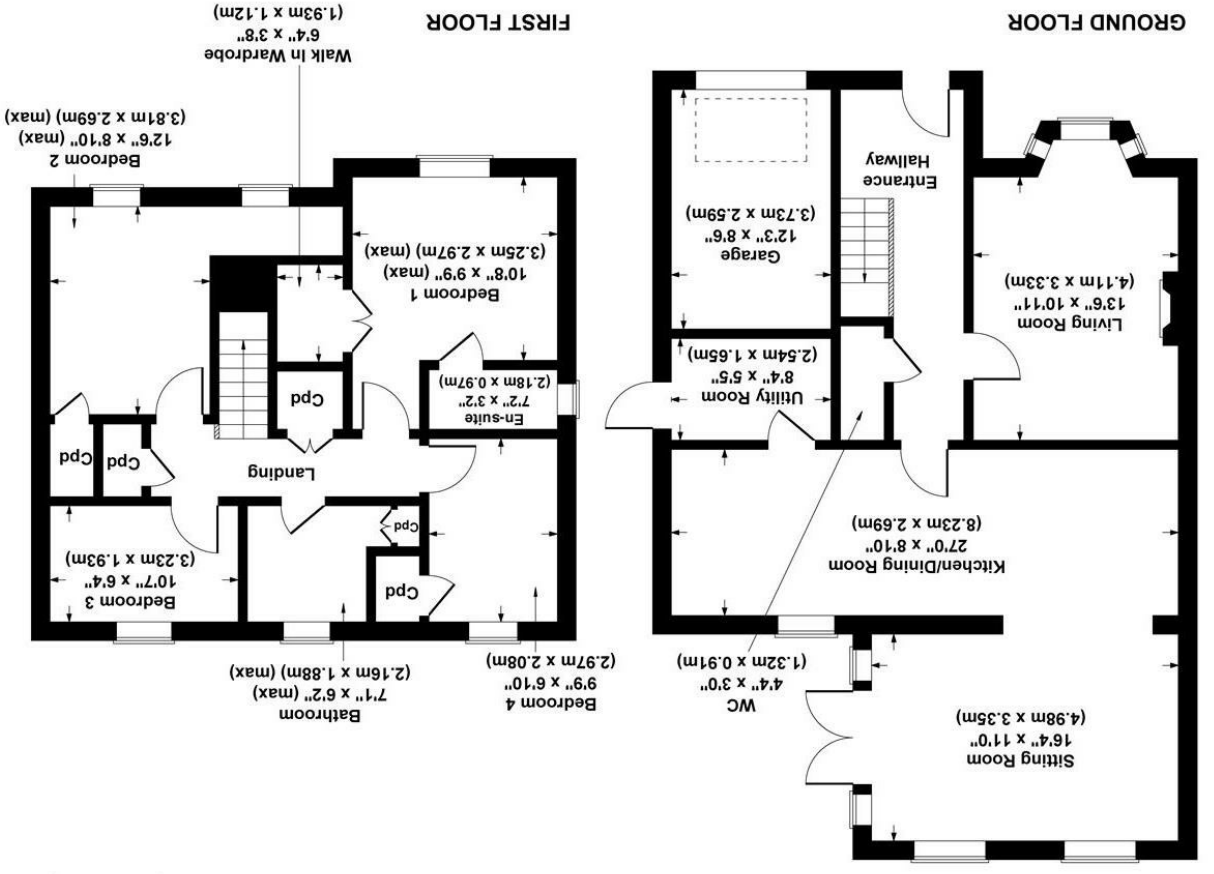


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

Please contact our Nuneaton Office on 02476 388863 if you wish to arrange a viewing appointment for this property or require further information.

Not to Scale. Produced by The Plan Portal 2024
 For Illustrative Purposes Only.



Lysander Close
 Approximate Area = 1402 sq ft / 130.2 sq m
 Garage = 108 sq ft / 10.0 sq m
 Total = 1510 sq ft / 140.2 sq m

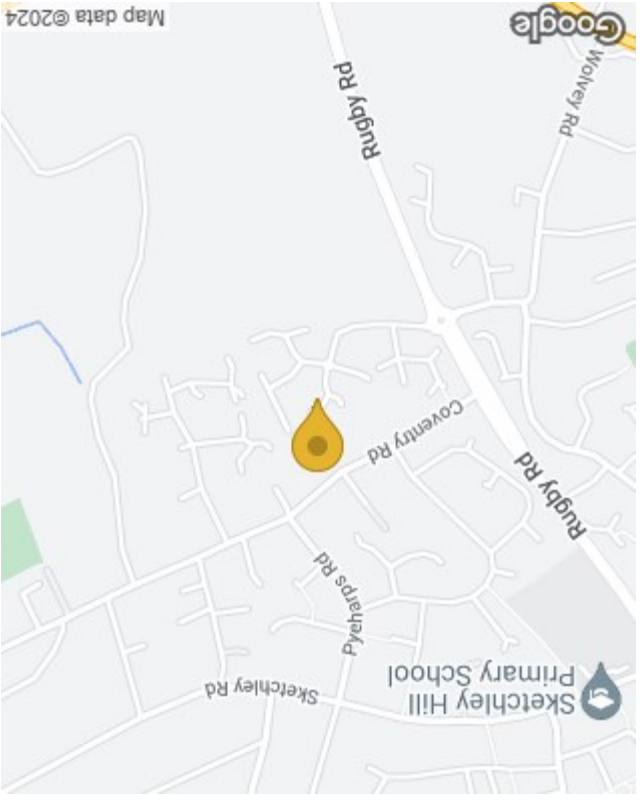


Floor Plan

Energy Efficiency Rating	
Current	Potential
A (92 plus)	A (92 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

EU Directive 2002/91/EC
 Not energy efficient - higher running costs

Energy Efficiency Graph



Area Map



10 Lysander Close
 Hinckley, LE10 2GF
 £485,000

4
 2
 3

 COUNCIL TAX BAND

10 Lysander Close

Hinckley, LE10 2GF

Nestled discreetly within a charming private drive setting in the highly sought-after village of Burbage, this beautifully presented and extended four-bedroom detached property exudes exceptional kerb appeal and offers spacious, high-quality living throughout. The current owners have meticulously enhanced the home with numerous tasteful improvements, including an extended hallway, a bespoke handmade kitchen by renowned craftsmen Murdock Troon featuring a movable island, elegantly refurbished bathroom, and en-suite facilities, and a thoughtfully designed sitting room extension that floods the space with natural light through its striking sloped ceiling and offers delightful views of the landscaped garden.

Upon entering through the impressive extended hallway, you are greeted by a sense of warmth and sophistication. The hallway provides convenient access to a guest cloakroom with WC and leads to the inviting living room. This comfortable space boasts a charming bay window fitted with feature shutters, allowing ample natural light to filter through, and a focal point fireplace housing a gas fire, perfect for cosy evenings.

The heart of the home is undoubtedly the stunning



open-plan kitchen dining area. This space showcases an array of bespoke, high-quality handmade units thoughtfully designed for both functionality and style, complemented by elegant wooden worktops. Culinary enthusiasts will appreciate the integrated dishwasher, impressive range cooker with extractor hood, and the versatility offered by the movable island. The tiled flooring adds a touch of sophistication, while the generous layout provides ample space for dining and entertaining. Flowing seamlessly from the kitchen is the beautiful sitting room extension, characterised by its impressive sloping ceiling and abundant natural light.

