



4 Lilac Close, Hinckley, LE10 2TD
£225,000

wards
Residential

Freehold

This three-bedroom semi-detached house in the sought after village centre of Burbage close to schools, bus service, parks, the village centre, and easy access to the A5 and M69 motorway. Briefly comprising an Entrance Hall, Lounge, Kitchen/ Dining Area, Conservatory, Landing, Three Bedrooms and a Family Bathroom. With a paved driveway offering ample off-road parking, good size gardens and a single garage. UPVC double glazing, gas central heating.

Entrance Hall

1.58 x 1.27 Metres

Entering the property through a UPVC glass panelled front door and UPVC double glazed window to the front elevation.

Lounge

5.28 x 3.94 Metres

Including a feature gas fireplace with marble hearth and wooden surrounds, access to the first floor, UPVC double glazed window to the front elevation and UPVC glass panelled door to the conservatory.



Kitchen

2.68 x 3.94 Metres

Fitted with wooden wall and base units, laminate worksurfaces, double oven, gas hob, stainless steel sink and drainer, tiled splash backs, plumbing for washing machine, tiled flooring, storage cupboard, UPVC double glazed window to the rear elevation, and UPVC glass panelled sliding door to the rear elevation.

Conservatory

7.96 x 2.36 Metres

With tiled flooring, UPVC glass panelled door to the front elevation, UPVC glass panelled sliding door to the rear elevation and UPVC double glazing surrounding the conservatory room.

Garden

The garden itself is predominantly laid to lawn with paved patio area adjacent to dwelling, side access leading to the front elevation, there are shrubbery borders, a timber garden shed and the garden enclosed by timber fencing.





Bedroom 1

2.79 x 3.94 Metres

With UPVC double glazed windows to the front elevation.

Bedroom 2

3.47 x 3.94 Metres

With UPVC double glazed windows to the rear elevation.

Bathroom

1.49 x 2.48 Metres

Fitted with a three-piece white suite including a low flush WC, pedestal sink, corner enclosed shower, tiled splash backs, heated towel rail, storage cupboard, UPVC double glazed windows to the side elevation.

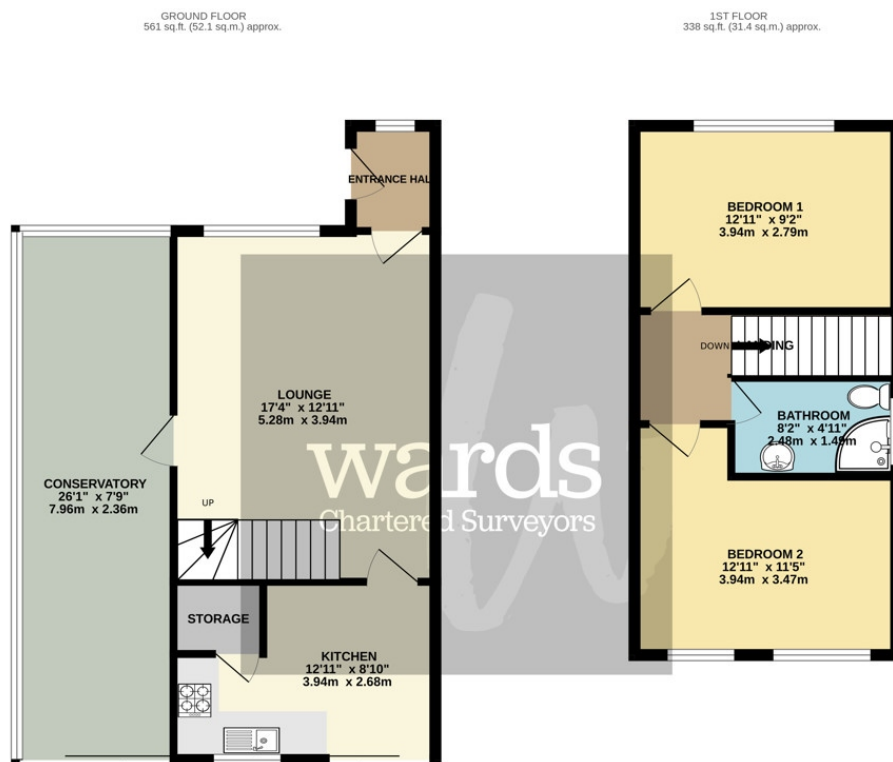


EPC - D

Council Tax Band - B

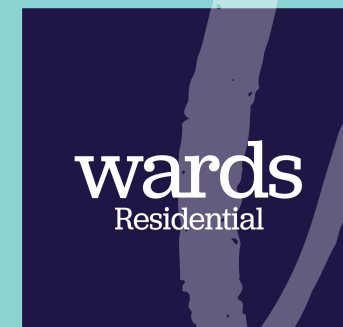
**Call 01455 251771 to make an appointment to
view this property**





TOTAL FLOOR AREA: 899 sq.ft. (83.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropia ©2025

These particulars, whilst intended & believed to be accurate are set out as a general outline only 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.



20 Station Road
Hinckley Leicestershire LE10 1AW

01455 251771
info@wardsonline.co.uk

wardsonline.co.uk



Ward Surveyors Limited - Registered in England No.4567836