wards
Residential

1 Lychgate Lane, Hinckley, LE10 2DR

For Sale: £415,000 To Rent: £1750 per calendar month

Freehold

NO CHAIN. Wards are delighted to present this immaculate five-bedroom family home, situated in a very popular village location. The property briefly comprises: Ground Floor: Entrance Hall, Kitchen, Dining Room, Lounge with traditional bay window, Utility Room and Shower Room. First Floor: Large Master Bedroom with 4 additional double Bedrooms and a Family Bathroom. Externally, there is a double width gravel driveway leading to a garage, maintained front garden with an attractive landscaped rear garden. The property also benefits from UPVC double glazing and gas central heating.

Accommodation

The canopy porch leads into a generous entrance hall with doors to the living room with feature bay window, integral garage and kitchen.

The spacious, recently extended kitchen is a superb feature of the property and provides a real wow-factor. The fitted with a range of cream shaker style wall and base units, generous work surfaces with breakfast bar and space for appliances along with an integrated double sink, with modern mixer tap. Integrated appliances, include a gas hob with extractor fan over, built in double oven and integrated dishwasher. French doors providing access to the rear garden with 2 Velux windows.

From the kitchen you can access the utility area with plumbing for a washing machine and door into the rear garden, a sizeable dining room and downstairs shower room. The whole being styled with Herringbone flooring.

Upstairs offers 5 spacious double bedrooms along with a new contemporary three-piece bathroom, comprising a bath with shower over, wash basin, and WC. A useful additional storage cupboard on the landing houses the boiler.

Outside

Externally, there is off-road parking to the front provided by double width gravel driveway way which leads to an integrated single garage. The rear gardens have been landscaped, predominantly laid to lawn with easy to maintain artificial verges. A gravelled walkway leads to the top of the garden with a built-in trampoline. The whole being enclosed by timber fencing.

Location

Burbage is a sought after village, ideally located close to the M69, A5 and Hinckley Railway Station. The property is within walking distance of reputable schools, and scenic countryside walks.

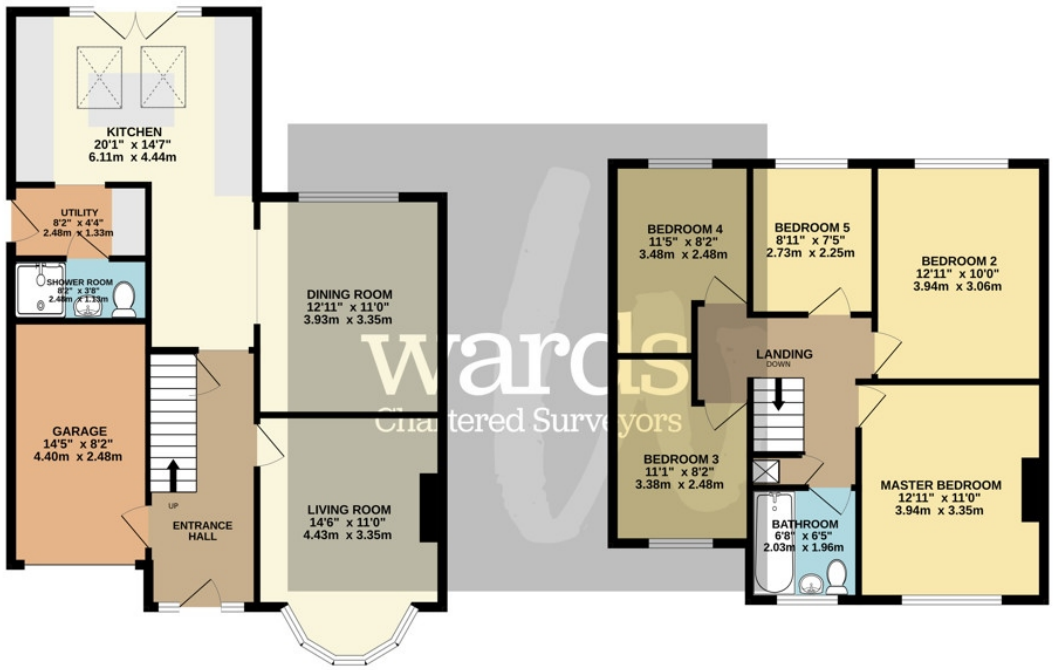
EPC Rating - C (71)

Council Tax Band - B

Call 01455 251771 to make an appointment to view this property

GROUND FLOOR
774 sq.ft. (71.9 sq.m.) approx.

1ST FLOOR
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 1403 sq.ft. (130.3 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.
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