



wards  
Residential

12 Maple Close, Hinckley, LE10 2JZ  
£300,000

Freehold

This three-bedroom 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/ Dining Area, Kitchen, Landing, Three Bedrooms and a Family Bathroom. With a tarmacked driveway offering ample off-road parking, good size gardens. UPVC double glazing, gas central heating.

### Entrance Hall

1.61 x 2.61 Metres

Entering the property through a UPVC composite front door, with access to the upstairs and the lounge/ dining room.

### Lounge/ Diner

7.42 x 3.92 Metres

With UPVC double glazed window to the front elevation and UPVC double glazed French doors to the rear elevation.



## Kitchen

2.21 x 3.28 Metres

Fitted with wooden wall and base units, black laminate worksurfaces, single oven, induction hob, extractor fan, tiled splash backs, plumbing for washing machine, tiled flooring, UPVC double glazed window to the side elevation, UPVC double glazed window to the rear elevation and UPVC panelled door to the side elevation.





### **Landing**

1.99 x 3.31 Metres

With fitted wardrobes and UPVC double glazed window to the front elevation.

### **Bedroom 1**

2.84 x 3.49 Metres

With fitted wardrobes and UPVC double glazed window to the front elevation.

### **Bedroom 2**

2.84 x 3.48 Metres

With UPVC double glazed windows to the rear elevation.

### **Bedroom 3**

1.99 x 1.9 Metres

With UPVC double glazed windows to the front elevation.



## **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 stoned and shrubbery borders and the garden enclosed by timber fencing.

## **Bathroom**

1.99 x 1.75 Metres

Fitted with a three-piece white suite including a low flush WC, pedestal sink, shower over bath, tiled splash backs, heated towel rail, UPVC double glazed windows to the rear elevation.

**EPC rating - D (65)**

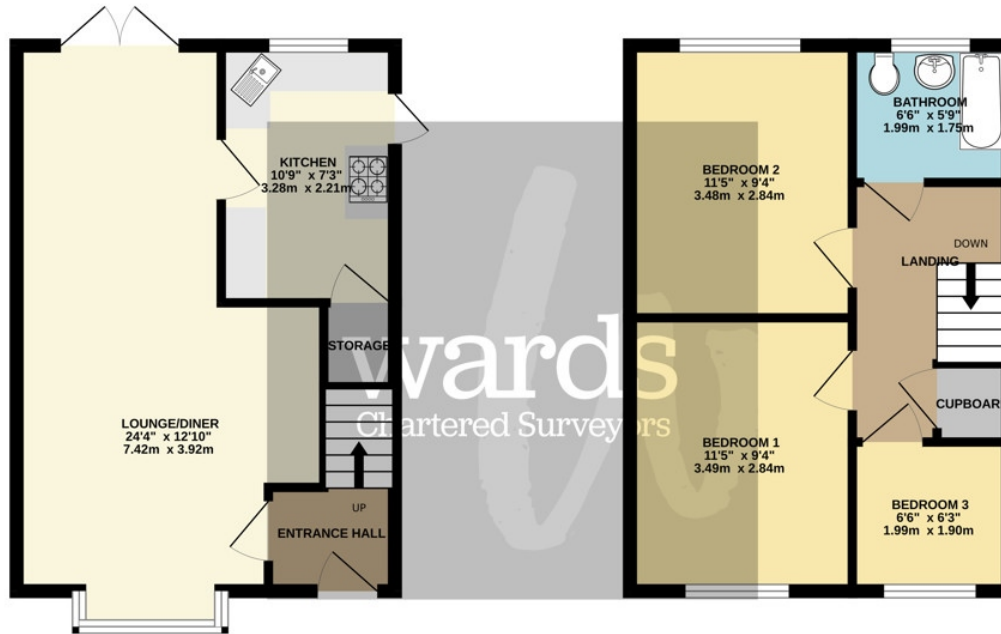
**Council Tax Band - B**

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



GROUND FLOOR  
371 sq.ft. (34.4 sq.m.) approx.

1ST FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 732 sq.ft. (68.0 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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