



25 Lychgate Close, Burbage

Guide Price £500,000





25 Lychgate Close

Burbage, Hinckley

Nestled in the charming village of Burbage, Hinckley, Lychgate Close presents an exceptional opportunity to acquire a superb detached home. With its blend of modern amenities, ample living space, and prime location, this property is not to be missed.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- LARGE STUNNING EXECUTIVE DETACHED
- 4 DOUBLE BEDROOMS - PRINCIPAL BEDROOM WITH REFITTED ENSUITE
- DOUBLE DETACHED GARAGE WITH SIDE BY SIDE DRIVEWAY
- FAMILY BATHROOM - REFITTED AND RECENTLY DECORATED
- LARGE FAMILY OPEN PLAN KITCHEN / DINING / SNUG
- RECEPTION 1 - LARGE LOUNGE RECENTLY DECORATED WITH LOG BURNER
- RECEPTION 2 - HOME OFFICE/PLAYROOM
- UTILITY AND GROUND FLOOR WC
- COUNCIL TAX BAND - F
- FREEHOLD / NO ESTATE CHARGES





Entrance Hall

Dimensions: 3.25m x 2.36m (10'8 x 7'9). The entrance hall is spacious with a wooden floor. The dog leg staircase leads up and around in front of you. There are doors that lead into Reception 1, Reception 2 and the open plan dining kitchen/snug.

Lounge

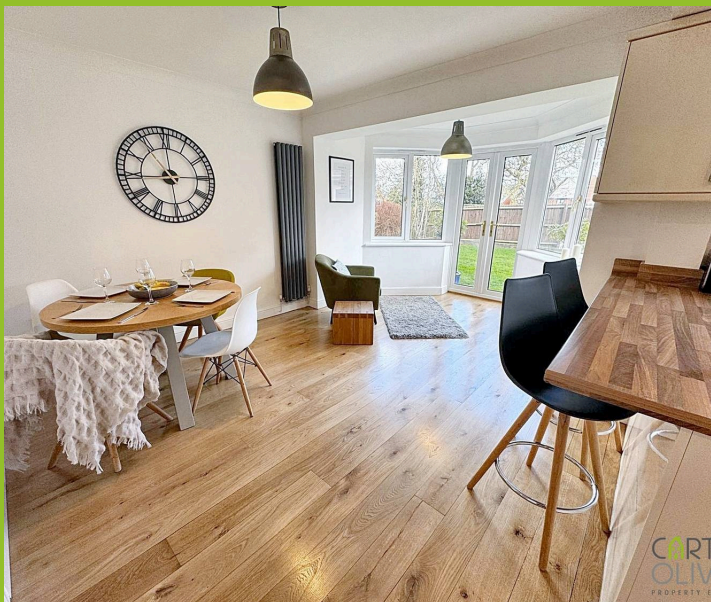
Dimensions: 3.48m x 6.32m (11'5 x 20'9). This large front-to-back lounge has a large box bay to the front and double patio doors which lead out onto the patio and rear garden. There is a feature log burning stove to the centre of the side wall giving a focal point to the room. Having been freshly decorated you will love the fresh feel here.

Study

Dimensions: 3.10m x 2.21m (10'2 x 7'3). The study is the 2nd Reception located at the front of the property and has a large picture window giving lots of natural light for those working at home. This could also be used as a 2nd lounge area for those teenagers in the family, or even a playroom.

Kitchen / Dining / Snug

Dimensions: 6.45m x 5.79m (21'2 x 19'). This large open plan space has a full range of built-in wall and base units with gas hob and oven. There is space for a large American-style fridge freezer. A breakfast bar that seats 2/3 splits the room from the dining space and snug area. You can fit a large dining table here, so plenty of room for the family to eat together. The wooden floors have just been sanded and re-varnished giving a fresh new look and feel to the room.



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Utility Room

Dimensions: 1.57m x 3.07m (5'2 x 10'1). Being just off the kitchen, there is a door leading into the ground floor wc and a door leading out to the side of the house and access to the patio and garden. Just outside the door is a wooden gate leading out to the side of the house giving access to the driveway.

WC

Dimensions: 1.63m x 1.09m (5'4 x 3'7). Having a white low flush WC and wash hand basin with window to the front of the house.

Landing

Leading from the dog leg staircase, this large spacious, galleried landing separates all of the rooms to give lots of privacy to the family. There is loft access via a drop down ladder and a large airing cupboard.

Bedroom 3

Dimensions: 3.63m x 2.39m (11'11 x 7'10). To the front right of the staircase is a good double bedroom.

Bedroom 2

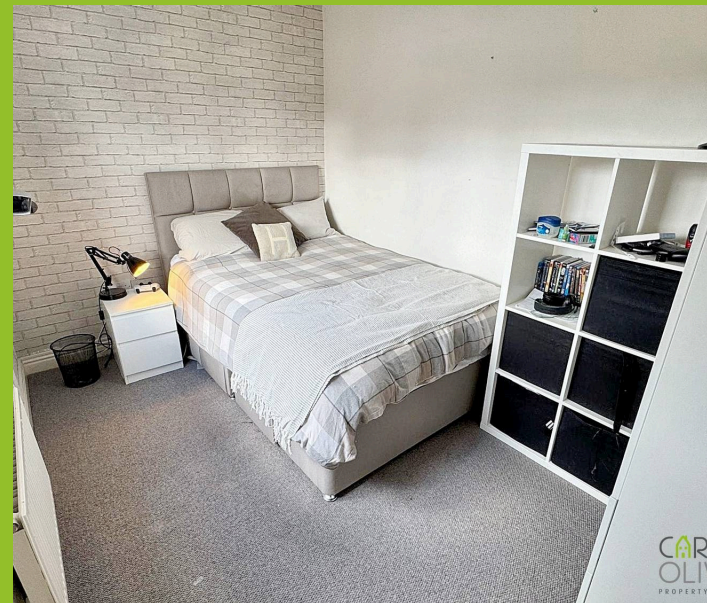
Dimensions: 3.56m x 3.30m (11'8 x 10'10). To the front left of the staircase is a larger double bedroom.

Bedroom 4

Dimensions: 2.31m x 2.97m (7'7 x 9'9). To the rear right of the staircase, this small double/large single room is a good sized 4th bedroom.

Bathroom

Dimensions: 2.16m x 1.96m (7'1 x 6'5). Having just been re-decorated, this refitted bathroom is of a contemporary design with a shower over bath and glass screen. There is inbuilt storage within the vanity sink and WC-fitted cabinet. There is a large silver-coloured heated towel rail and a window to the rear of the house.



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STORAGE CUPBOARD ON LANDING

A large storage cupboard for all of the sheets and towels with added shelving for your convenience.

Bedroom 1

Dimensions: 3.58m x 3.91m (11'9 x 12'10). This large Principal, double bedroom gives ample room for additional storage. There is a large picture window over looking the rear garden, which gives lots of natural light. There is a door leading into the ensuite.

Ensuite

Dimensions: 1.78m x 1.93m (5'10 x 6'4). Another contemporary re-fit with a good sized shower cubicle, vanity sink and WC with

Double Garage

Dimensions: 5.49m x 5.26m (18' x 17'3). The large detached double garage has power and lighting. There are two separate up-and-over doors, as well as a side access door from the garden.



Rear Garden

The garden wraps around from the back to the right of the house. There are two large patio areas created from stone paving that lead from outside of the lounge patio doors around the rear of the house past the kitchen dining snug and in front of the utility/to the side of the utility and garage, giving you plenty of outdoor entertaining space. Perfect for children's areas and grown-up areas alike. There is also a side access door leading into the large double garage.

Front Garden

The property is located on a good corner plot, where there is a pathway that leads from the pavement to the front door and around to the right of the property, leading onto the driveway. There is a large front lawn area that stretches around to the right side of the property to join up with the double-width driveway.

DOUBLE GARAGE

4 Parking Spaces

large double garage with space for 2 cars on the driveway and potential to extend further to create 3 side by side parking spaces.





Approx Gross Internal Area
173 sq m / 1858 sq ft



Ground Floor
Approx 78 sq m / 835 sq ft

First Floor
Approx 66 sq m / 712 sq ft

Garage
Approx 29 sq m / 310 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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