## 4 bedroom detached house for sale, Lychgate Close, Burbage, Leicestershire LE10 (3

Location West Midlands, Warwickshire

https://www.freeadsz.co.uk/x-166849-z



A four bedroom detached house with three reception rooms and a double garage, situated on a cul de sac in the ever sought after village of Burbage, in close proximity to the village centre, shops & schools. The house comprises an Entrance Hallway, Lounge, Dining Room, Study/Sitting Room, Breakfast Kitchen, Utility room, Downstairs w.c., Landing, Four bedrooms, Master with Ensuite, Family bathroom. Front, Side & Rear gardens and a double width block paved driveway. Double Garage. UPVC double glazing & gas central heating. Entrance hall 10'11 x 9'7 (3.33m x 2.92m) With a UPVC door to the front elevation, a useful store cupboard and understairs store, radiator, and stairs off to the first floor. Downstairs w.c. 5'0 x 3'3 (1.52m x 0.99m) Having a two piece suite consisting of low level w.c., and wash hand basin, with radiator, and extractor fan. Study 10'6 x 7'8 (3.20m x 2.34m) Having UPVC double glazed windows to each side elevation, TV aerial and telephone points, radiator, and a ground floor loft access hatch.Lounge 23'6 into bay x 11'7 (7.16m into bay x 3.53m)UPVC double glazed bay window to the front elevation, and UPVC double glazed twin french doors out to the rear, a focal point living flame gas fire set in a stone surround fireplace, two radiators, and TV aerial point. Dining room 15'7 into bandstand x 10'7 (4.75m. into bandstand xWith an attractive Band stand effect set with twin UPVC double glazed french doors leading out in to the garden, and a radiator. Breakfast kitchen 13'2 x 10'2 (4.01m x 3.10m) Fitted with a good range of wall and base level units with working surfaces over and tiled splashbacks, there is an inset one and a half stainless steel sink and drainer, built in electric double oven and four ring gas hob with a hood over, also with an integrated dishwasher. Radiator, ceramic tiled flooring, and UPVC double glazed window to the rear elevation. Utility room 7'4 x 5'10 (2.24m x 1.78m) Fitted with wall and base units with inset sink and drainer and work surfaces over, there is plumbing for a washing machine, ceramic tiled flooring, and a UPVC double glazed window and door to the side leading into the side garden of the house. Landing 14'3 x 9'8 (4.34m x 2.95m) There is a ballastraded, galleried landing, with airing cupboard, loft access hatch, and a UPVC double glazed window to the front elevation. Master bedroom 13'3 x 11'10 (4.04m x 3.61m)UPVC double glazed window to the rear elevation, TV aerial and telephone points, and radiator. Ensuite 6'2 x 3'10 (1.88m x 1.17m) Having a three piece white suite comprising a low level w.c., wash hand basin and a shower in a shower cubicle. With tiled splashbacks, shaver socket, extractor fan, radiator, and UPVC double glazed window to the rear aspect. Bedroom two 11'10 x 11'6 (3.61m x 3.51m) Two UPVC double glazed windows to the front elevation, TV aerial and telephone points, and radiator. Bedroom three 11'10 x 7'7 (3.61m x 2.31m)UPVC double glazed window to the front elevation, and radiator. Bedroom four 9'7 x 7'8 (2.92m x 2.34m)UPVC double glazed window to the rear elevation, and radiator. Bathroom 6'11 x 6'5 (2.11m x 1.96m) Having a three piece white suite comprising a low level w.c., wash hand basin and a bath with a shower over, tiling and splashbacks, radiator, extractor fan, shaver socket, and a UPVC double glazed window to the



