

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



Location **West Midlands, Warwickshire**  
<https://www.freedasz.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 x 3.26m) With 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 rear elevation. Outside The frontage has a double width block paved driveway, with shrubbery arrangements. The driveway leads up to the Double Garage. There is a side garden with a lawn and flower beds behind the house and house. When a path leads to an adjacent garden of the house which leads to a double width block paved driveway and enclosed parking. Double garage with two doors over door and lighting. Pedestrian door to the rear garden. Leaving along London Road, which then turns into Burbage Road, continue along the traffic lights and the road becomes Sapcote Road, turn right into Millway Road, continue along the village until the times Over, just before the junction turning right into Lychgate Close, then left turn up the Close, and the property is at the bottom of the cul de sac easily identified by the agents for sale board. For SATNAV users please enter the postcode LE10

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