



wards
Residential

41 Lucas Road, Burbage, LE10 2LZ
£280,000

Freehold. This property is situated in a convenient location within walking distance of a variety of amenities, including a selection of shops, schools, the village centre, and Hinckley Town Centre. It also offers easy access to the A5 and M69 motorway. The property has gas central heating with spacious accommodation including an entrance hall, dining/ living room, kitchen downstairs WC and utility room. There are three bedrooms and a family bathroom. To the front, there is a wide driveway, and the property benefits from a large rear garden with a patio and a timber shed.

Entrance Hall

2.94 x 2.81 Metres

With a UPVC door, understairs storage cupboard and UPVC double glazed window to the front.

Kitchen

2.82 x 4.07 Metres

Fitted with grey wall and base units, grey laminate worktop, double oven induction hob, stainless steel sink and drainer, built in wine cooler, extractor fan tiled flooring, storage cupboard, ceiling spotlights, UPVC double glazed windows to the rear elevation and UPVC door with glass panel to the side elevation.

Lounge/Diner

7.04 x 3.27 Metres

With wooden flooring, UPVC double glazed window to the rear elevation and UPVC double glazed bay window to the front elevation.



Store/Utility Room

3.2 x 1.7 Metres

With white wall and base units, plumbing for washing machine, electric and UPVC double glazed window to the front elevation.

WC

0.7 x 1.9 Metres

With a low flush WC, pedestal sink and UPVC double glazed window to the rear elevation.

Landing

2.32 x 2.81 Metres

With access to the loft and UPVC double glazed window to the side elevation.

Bedroom 1

3.3 x 3.78 Metres

With UPVC double glazed window to the front elevation.

Bedroom 2

3.3 x 3.13 Metres

With UPVC double glazed window to the rear elevation.

Bedroom 3

2.9 x 2.74 Metres

With a storage cupboard and UPVC double glazed window to the rear elevation.

Bathroom

2.8 x 1.75 Metres

With a 4-piece white suite including a low flush WC, pedestal sink, walk in shower, bath, tiled splash backs half height, extractor fan, ceiling spotlights, UPVC double glazed window to the rear elevation and UPVC double glazed window to the side elevation.





Outside

To the front elevation there is a good-sized block paved driveway providing car parking for numerous vehicles.

To the rear, the garden itself is enclosed with timber fencing and is predominantly laid to lawn. Also including a patio slabbing area, stone area, pergola, timber shed and shrubbery borders.



EPC Rating - C(73)

Council Tax Band - B

Call 01455 251771 to make an appointment to view this property





TOTAL FLOOR AREA: 1048 sq.ft. (97.3 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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