



1 Vilia Close, Hinckley, LE10 2EX  
£650,000

wards  
Residential

Offering in excess of 1,800sq ft, the subject property offers extensive family accommodation. The property is located on the sought-after village of Burbage in a quiet Cul-de-Sac with convenient access to both the M69 and Burbage and Hinckley town centres. The accommodation briefly comprises: Ground Floor: Hall, WC, Utility Room, Kitchen, Dining Room, Lounge, two bedrooms. First Floor: Four Bedrooms, Master with Ensuite and Family Bathroom. UPVC triple glazing and gas fired central heating.

### **Kitchen**

3.01 x 2.95 Metres

Fitted with white wall and base units, granite effect worktop, granite effect tiled splash backs, stainless steel sink and drainer, built in fridge/freezer, built in double oven/microwave, gas hob, extractor fan, two UPVC double glazed windows to the rear elevation.



## Lounge

5.63 x 3.88 Metres

With a gas fireplace with marble hearth and surround and UPVC double glazed bay window to the front elevation.

## Lounge Diner

3.98 x 3.43 Metres

With UPVC double door leading to the conservatory.

## Conservatory

5.15 x 5.84 Metres

With UPVC windows all round and UPVC double doors to the side elevation.

## WC

2.09 x 1.16 Metres

Fitted with a two-piece white suite including a low flush WC, sink on vanity, tiled splash backs and UPVC double glazed window to the front elevation.

## Utility

3.01 x 2.25 Metres

With wooden wall and base units, grey laminate worktop stainless steel sink and drainer, tiled splash backs, plumbing for washing machine, UPVC double glazed window to the rear elevation and UPVC door to the side elevation.

## Bathroom

2.33 x 1.57 Metres

Fitted with a three-piece white suite including a low flush WC, pedestal sink, walk in shower, heated towel rail and extractor fan.





### **Bedroom 1**

**4.02 x 3.54 Metres**

With two UPVC double glazed windows to the front elevation.

### **Ensuite**

**2.32 x 1.82 Metres**

Fitted with a three-piece white suite including a low flush WC, sink on vanity, shower, tiled effect paneled splash backs, heated towel rail and UPVC double glazed window to the side elevation.

### **Bedroom 2**

**2.67 x 2.87 Metres**

With UPVC double glazed window to the rear elevation.

### **Bedroom 3**

**2.8 x 2.75 Metres**

With UPVC double glazed window to the front elevation.

### **Bedroom 4**

**3.43 x 2.67 Metres**

With UPVC double glazed window to the rear elevation.

### **Bedroom 5**

**3.55 x 2.46 Metres**

With UPVC double glazed window to the front elevation.

### **Bedroom 6**

**3.55 x 2.46 Metres**

With UPVC double glazed window to the front elevation.

### **Bathroom**

**2.32 x 1.82 Metres**

Fitted with a four-piece white suite including a shower over bath, low slush WC, sink on vanity, tiled effect paneled splash backs and UPVC double glazed window to the side elevation.



## Outside

The front of the property benefits from off road parking with space for several cars and a lawn area with side access leading to the rear. To the rear of the property there is a wooden lean to roof adjacent to the dwelling. The rear is predominantly paved with shrubbery borders enclosed by timber fencing.

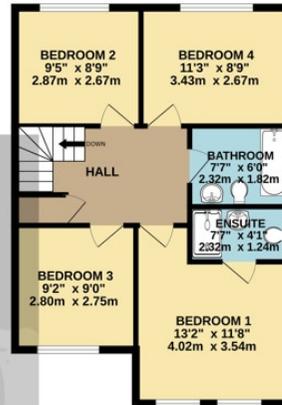
**Call 01455 251771 to make an appointment to view this property**



GROUND FLOOR  
1322 sq.ft. (122.8 sq.m.) approx.

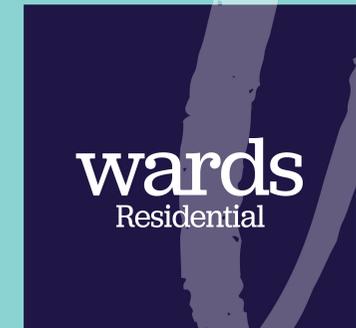


1ST FLOOR  
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA: 1891 sq.ft. (175.7 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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