



**wards**  
Residential

**3 Pilgrims Gate, Hinckley, LE10 2EL**  
**£530,000**

Freehold

Wards are delighted to present this immaculate four-bedroom detached family home, situated within a cul-de-sac in a highly sought after Burbage village location. The property briefly comprises: Ground Floor: Entrance Hall, open plan Kitchen, Dining and Living area, Lounge, Utility Room and WC. First Floor: Master Bedroom with an Ensuite along with three other good sized Bedrooms and a Family Bathroom. Externally, there is a double width tarmac driveway leading to a double garage, maintained front garden with an attractive landscaped rear garden. The property also benefits from UPVC double glazing and gas central heating.

### **Porch/Entrance Hall**

A welcoming entrance hallway gives access to the first floor, with a lounge to the left and a modern kitchen to the right. Tiled flooring plus a useful storage cupboard and alarm system.

### **Kitchen/Dining Area**

**6.2 x 4.78 Metres**

A modern kitchen fitted with cream wooden units, black granite work surfaces, double Range cooker and Belfast sink ideal for cooking and entertaining. The space flows into the open-plan dining area with a breakfast bar, creating a sociable setting for family meals and guests. UPVC double glazed window to the front elevation and tiled flooring.

### **Sitting Room**

**4.68 x 3.77 Metres**

A standout feature of the property, this spacious extended sitting area benefits from a vaulted ceiling and underfloor heating. Filled with natural light, it features full-width bi-folding doors opening onto the patio, two Velux windows, and UPVC French doors to the side elevation.



## Lounge

**6.43 x 3.82 Metres**

A spacious lounge with dual-aspect windows and a UPVC double-glazed door opening onto the rear patio. Featuring carpeted flooring, a log burner, and double doors through to the dining area.

## Utility Room

**3.12 x 1.71 Metres**

Continuing the underfloor heating, with wooden base units, stainless steel sink and plumbing for washing machine. Double glazed window to the rear and double glazed door leading out into the garden. The utility also provides access to the double garage and downstairs WC.

## WC

Comprising low level WC and wash handbasin, with splashback tiling, double glazed window to the side elevation and tiled flooring.





## Landing

Having stairs rising from the hallway and access to the fully insulated and part boarded loft.

## Master Bedroom (front)

**4.36 x 3.18 Metres**

Large double bedroom with UPVC double glazed window to the front elevation, fitted wardrobes and carpeted flooring. Also benefitting from an ensuite.

## Ensuite

**2.13 x 1.35 Metres**

Fully tiled surround with large walk-in shower, low level WC and pedestal sink. Double glazed window to the side elevation and heated towel rail.

## Bedroom 2 (front)

**3.76 x 3.59 Metres**

Mirroring the large master bedroom with UPVC double glazed window to the front elevation, fitted wardrobes and carpeted flooring.

## Bedroom 3 (rear)

**2.78 x 2.67 Metres**

Third double bedroom to the rear with UPVC double glazed window to the rear elevation and carpeted flooring.

## Bedroom 4 (rear)

**2.85 x 1.72 Metres**

Single bedroom, perfect for a single bed and wardrobe or to be used as a study/home office. UPVC double glazed window to the rear elevation and carpeted flooring.

## Family Bathroom

**2.95 x 1.63 Metres**

Having double glazed window to the rear and suite comprising bath with tiled enclosure, separate shower cubical with mixer shower, pedestal sink and low level WC, fully tiled surrounds, heated towel rail and tiled flooring.

## Double Garage

5.1 x 4.76 Metres

With electric shutter door, with light, power and access through the utility.

## Outside

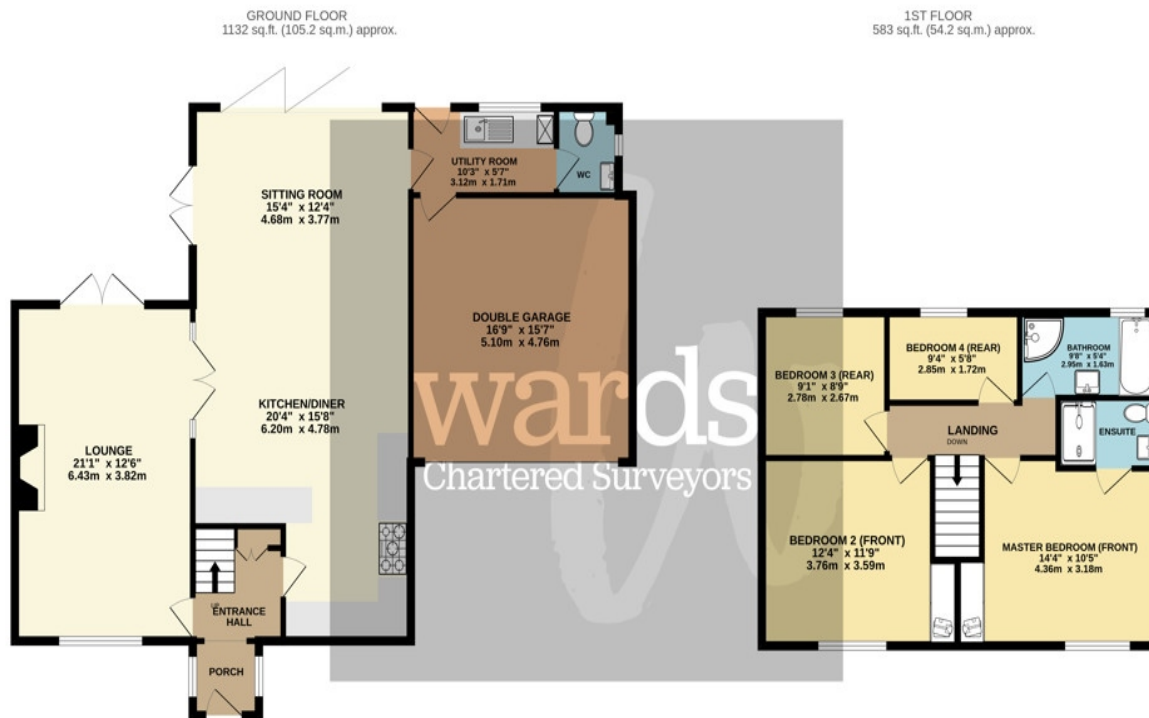
To the front elevation, the property is screened a maintained front garden area with mature shrubs. To the side, there is a double width tarmac driveway leading to a detached double garage. To the rear, the landscaped rear gardens themselves are predominantly laid to lawn, with patio areas adjacent to the property. The whole being enclosed by mature borders.

EPC Rating - C (72)

Council Tax Band - E

Call 01455 251771 to make an appointment to view this property





TOTAL FLOOR AREA: 1715 sq.ft. (159.3 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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