



Hollyview Sketchley Manor Lane,
Burbage,
Leics, LE10 2NQ





£750,000

GENERAL

A house of character on an exceptional plot in one of Burbage's most prestigious roads. Hollyview is a quite charming house set in approximately 0.2 acres of pretty landscaped and mature gardens. The house is beautifully presented and the accommodation briefly includes on the ground floor, a reception hall with parquet flooring, a delightful light sitting room, formal dining room "Amdega" conservatory, kitchen and utility. On the first floor there are four double bedrooms, one of which has en suite shower room and a family bathroom.

Subject to the usual consents being sought and adhered to, there may be considerable potential to further develop and extend the house.

LOCATION

Burbage is a large village with a pretty centre made up of period houses, cottages and the village church. There is an extensive range of amenities including some two primary schools and a secondary school. There are some lovely walks over Burbage Common and a gym and spa at the Sketchley Grange Hotel just a short walk from the house. Burbage is exceptionally well located for access to the motorway network via junction 1 on the M69 and Junction 21 on the M1. There is an international airport at Birmingham and main line railway stations at Hinckley, Nuneaton and Leicester with fast train services to London.



THE HOUSE

The accommodation is arranged over two floors as follows. Front door opening into reception hall.

RECEPTION HALL

A magnificent introduction to the house with mahogany parquet flooring, a staircase rising to first floor and understairs storage cupboard. There are solid oak panelled doors to all rooms leading off.

CLOAKROOM

Wash hand basin, low flush lavatory, terracotta floor with mother of pearl feature tiles. Central heating radiator.

SITTING ROOM

18' x 14'

A beautiful light room, the principal feature of which is the "Clearview" wood burning stove. There are two central heating radiators and double French doors to the Amdega conservatory.

CONSERVATORY

12'6" x 11'1" max

A traditional bespoke Amdega conservatory with a feature terracotta floor and double doors to the garden.

DINING ROOM

14'10" x 13'

An elegant room with pitch pine timber boarded floor. There is an ornamental fire surround with coal effect gas fire. Central heating radiator.

KITCHEN

14'5" x 9'8"

The kitchen is fitted with a generous range of traditional 'distressed' pine finish base and wall cabinets, work surfaces with an inset cast iron 'Kohler' double sink, a 'Stoves' gas hob, dishwasher, oven and grill. There is also a 'Neff' drawer fridge, a dresser unit and terracotta tiling to the floor. There is a matching table and chairs with solid granite tiles inlaid into the table. Door to the utility room.

UTILITY ROOM

9' x 8'9"

There is a Belfast sink, quarry tiled floor, plumbing for a washing machine and the utility room houses the gas boiler. Doors to the garden and garage.

ON THE FIRST FLOOR

An impressive mahogany staircase with a carved 'cricket ball' set into the newel post rises from the reception hall to the galleried landing.

GALLERIED LANDING

The galleried landing offers a bright and airy space with ample storage. Opening off the galleried landing are the bedrooms.

BEDROOM ONE

14'1" x 11'3"

A delightful room with timber boarded floor. Central heating radiator.

EN-SUITE SHOWER ROOM

With an "Aqualisa" shower and wash hand basin.

BEDROOM TWO

12'5" x 11' max

Overlooking the garden. Central heating radiator. (Second measurement reduces to 8'1").

BEDROOM THREE

10'9" x 7'9"

Overlooking the garden. Timber boarded floor. Central heating radiator.

BEDROOM FOUR

14' x 9'10"

Timber Boarded floor. Central heating radiator.

BATHROOM

A luxurious bathroom with traditional roll top bath, wash hand basin and low flush lavatory. Shower enclosure with a power shower. Radiator.

OUTSIDE

A holly hedge runs along the front boundary. A drive with lawn to one side leads to the single garage. Immediately in front of the house is a formal flower border enclosed by box hedging.

SINGLE GARAGE

16'3" x 9'

With double doors opening onto the drive and door to the utility.

THE MAIN GARDEN

The garden is beautifully landscaped with some heavily stocked flower and herbaceous border sweeping lawns, mature trees, shrubs and manicured borders.

COUNCIL TAX

Hinckley & Bosworth Council Tax Band F.





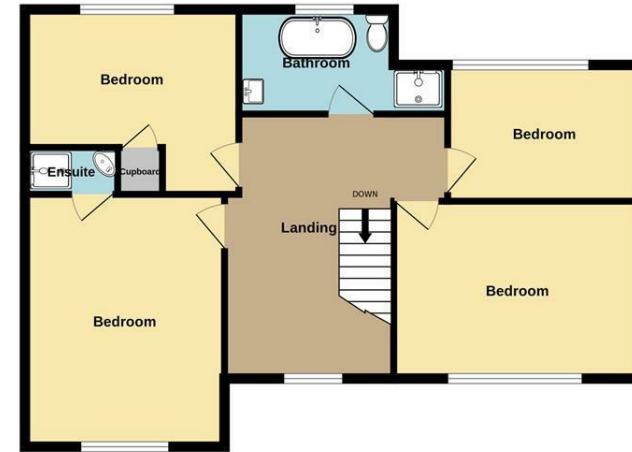




Ground Floor



1st Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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