



Offered to market for the first time in almost 40 years, this 5 bed detached property is to be found in a quiet, little known private setting in Burbage. Near to local motorway network and rail transport, schools and amenities. Spacious light filled rooms offer outstanding family accommodation. Porch, hall, lounge, sitting room/study, dining room, fitted kitchen, utility and ground floor bathroom with wc. Four bedrooms to first floor, master with en-suite shower room and Juliet balcony, bathroom and separate wc. Outside well kept mature gardens to the front and rear aspect with both lawn and patio providing a variety of relaxing outdoor spaces and privacy. The self contained annexe has fitted kitchen, bedroom, lounge, conservatory, shower room and separate wc offering flexible living for extended family. The garden office with internet provides further options for home working and the brick storage conveniently has power and lighting. The ample off road parking has space for several vehicles and potential storage with garage. No chain.





**Entrance Porch**

having built in seating & storage cupboard and period door to..

**Hallway**

having ceiling light point, two radiators, Amtico flooring, stairs to first floor with storage and spot light under.

**Lounge** 5.50m x 4.05m (18' 1" x 13' 3")

having double glazed bay window to front and window to side aspect, ceiling light point, two radiators, inset gas fire.

**Sitting Room** 2.47m x 2.41m (8' 1" x 7' 11")

having double glazed window to side aspect, coving to ceiling, light, Amtico flooring, fireplace and French doors to...

**Dining Room** 3.75m x 3.20m (12' 4" x 10' 6")

having double glazed window to side, ceiling light point, coving to ceiling, radiator, Amtico flooring, patio doors to rear.

**Fitted Kitchen** 4.90m x 2.40m (16' 1" x 7' 10")

having double glazed windows, ceiling spot lights., radiator, range of matching wall and base units with work surfaces over, built in oven, gas hob and extractor over. Single bowl drainer sink unit with mixer taps, integrated dishwasher and door to garden.

**Utility** 2.55m x 1.85m (8' 4" x 6' 1")

having double glazed window to side, ceiling light point, range of matching wall and base units with work surfaces over, single bowl drainer sink unit, plumbing for automatic washing machine and further appliance recess points.

**Ground Floor Bathroom**

having double glazed window to side, ceiling light point, fully tiled inc flooring, three piece suite comprising low level flush wc, wash hand basin and side panelled spa bath with shower over.

**First Floor Landing**

having double glazed window to front and side aspects, lighting, loft access, built in storage cupboard.

**Bedroom One** 4.80m x 2.42m (15' 9" x 7' 11") *plus entry*

having ceiling light point, skylight, radiator, French doors to Juliet balcony.

**En-Suite**

having double glazed window to side, ceiling light, heated towel rail, three piece suite comprising spa shower, low level flush wc and wash hand basin.

**Bedroom Two** 4.02m x 3.89m (13' 2" x 12' 9") *Max*

having double glazed window to front, ceiling light point, radiator, full range of bedroom furniture.

**Bedroom Three** 3.77m x 3.19m (12' 4" x 10' 6")

having double glazed window to rear, ceiling light point, radiator, full range of bedroom furniture.

**Bedroom Four** 4.00m x 2.30m (13' 1" x 7' 7")

having double glazed window to side, ceiling light point, radiator, built in wardrobe.

**Bathroom**

having double glazed window, lighting, heated towel rail, partial tiling, corner spa bath with shower over, wash hand basin and vanity unit.

**Separate WC**

having double glazed window, ceiling light, heated towel rail, two piece suite comprising low level flush wc and wash hand basin.

#### **Outside**

Front:- having pebbled driveway allowing ample parking, storage and turning, lawn with mature borders. Access to garage with double opening doors, light & power. Rear:- Private rear garden accessed from either side of the property, paved patio, external water supply, pebbled pathways, lawn sections, mature borders, aviary, potting shed, external summerhouse/office with light and power, brick store with power.

#### **Self Contained Annexe**

##### **Lounge Area 4.90m x 2.88m (16' 1" x 9' 5")**

having lighting, electric panel heater, storage with pull down bed, stable door and patio doors to..

##### **Conservatory 3.02m x 2.82m (9' 11" x 9' 3")**

having light, part brick and double glazed construction, tiled flooring, electric heater and French doors to garden.

##### **Refitted Kitchen 2.96m x 1.74m (9' 9" x 5' 9")**

having double glazed window to side, light, range of matching wall and base units with work surface over, induction hob and extractor, single bowl drainer sink unit with mixer tap, integrated fridge and freezer.

##### **Bedroom Five 2.65m x 2.38m (8' 8" x 7' 10")**

having double glazed window to front, stable door to side, ceiling light and electric panel heater.

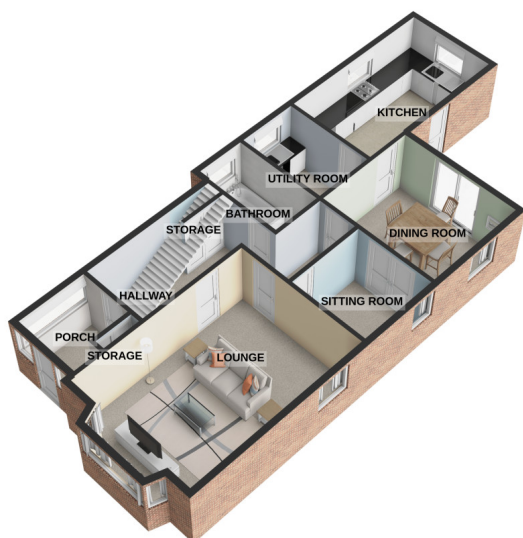
##### **Shower Room**

having light and walk in shower tray with screen and electric shower.

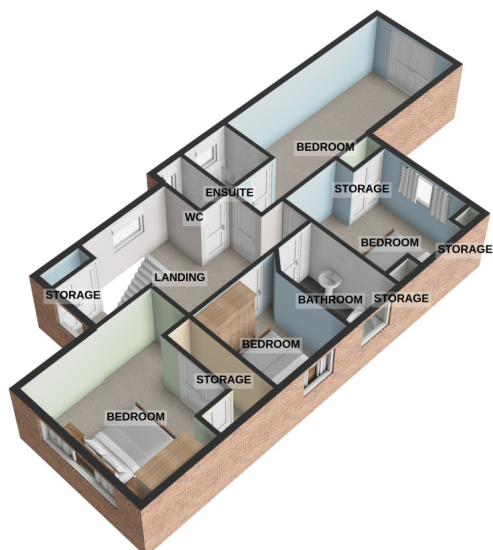
##### **WC**

having double glazed window to side, light, heated towel rail, low level flush wc and wash hand basin.

GROUND FLOOR  
863 sq.ft. (80.1 sq.m.) approx.



1ST FLOOR  
814 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA : 1677 sq.ft. (155.8 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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19 Sapcote Road  
Burbage  
HINCKLEY  
LE10 2AS

Energy rating

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Valid until

23 April 2035

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