

**5 Bedroom House - Detached**  
**located on Broadsword Way,**  
**Hinckley**  
**£780,000**

**UP Estates**





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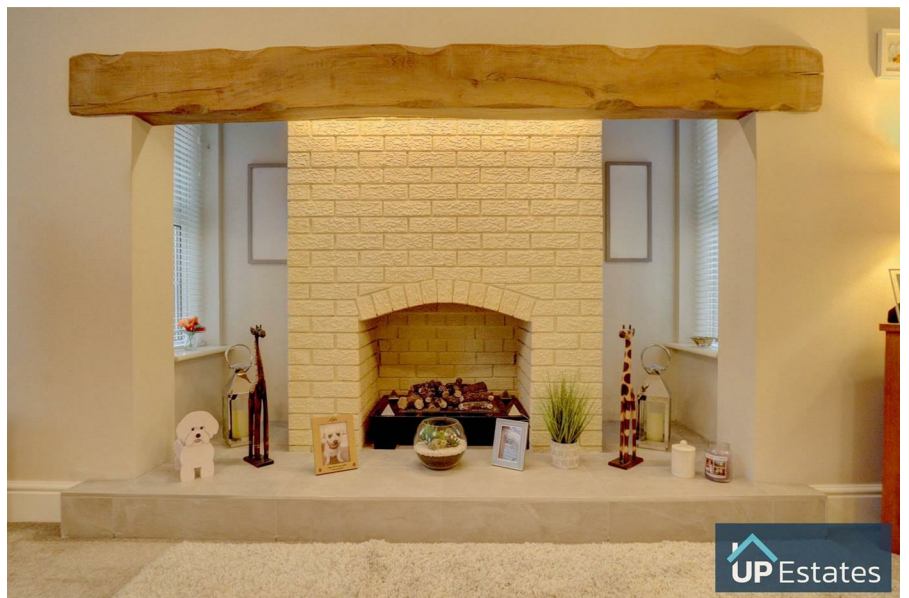
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STUNNING FIVE-BED DETACHED FAMILY HOME |  
UNIQUE SPLIT-STAIRCASE & BALCONY LANDING |  
DOUBLE GARAGE & DRIVEWAY FOR SIX VEHICLES |  
NO UPWARD CHAIN

Positioned on Broadsword Way, in the highly desirable village of Burbage, this exceptional five-bedroom detached home offers generous living space, elegant design, and a fantastic location. Burbage is renowned for its vibrant village centre with independent shops, cafés, and pubs, excellent local schools, and easy access to Hinckley town centre and Hinckley train station

£780,000

- NO UPWARD CHAIN
- HIGHLY SOUGHT-AFTER BURBAGE LOCATION WITH EXCELLENT TRANSPORT LINKS
- STRIKING SPLIT-STAIRCASE WITH BALCONY LANDING
- FIVE SPACIOUS BEDROOMS
- OPEN-PLAN KITCHEN/BREAKFAST ROOM WITH UTILITY
- EXPANSIVE DINING ROOM PERFECT FOR ENTERTAINING
- LARGE LIVING ROOM WITH FEATURE FIREPLACE
- VERSATILE HOME OFFICE/RECEPTION ROOM & DOWNSTAIRS WC
- DOUBLE GARAGE & DRIVEWAY PARKING FOR UP TO SIX VEHICLES





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The property greets you with a spacious entrance hall, featuring a striking staircase that rises straight up before splitting in two directions, overlooked by a beautiful balcony-style landing. To the right is a versatile reception room, currently used as a home office, alongside a downstairs WC.

The expansive open-plan kitchen/breakfast room is the true heart of the home, complete with modern fittings, a dedicated dining corner, and an adjoining utility room with side access. A stunning dining room, set within an extension, is a perfect space for hosting, filled with natural light from multiple windows. The spacious living room boasts a feature fireplace, creating a warm and inviting space for family evenings.

Upstairs, five well-proportioned bedrooms provide flexibility for larger families. The layout is designed with practicality and comfort in mind, making it ideal for modern family living.

Externally, the rear garden wraps neatly around the property, with a wooden gazebo providing a charming spot for outdoor dining or entertaining. To the front, the property benefits from a spacious double garage and a driveway with ample parking for up to six vehicles.

With no upward chain, this home is ready to welcome its next owners without delay.

## IMPORTANT NOTE TO PURCHASERS



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Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







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Broadsword Way, Burbage, Hinckley



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Total Area: 256.4 m<sup>2</sup> ... 2760 ft<sup>2</sup> (excluding double garage)

All measurements are approximate and for display purposes only

## CONTACT

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