



# Apple Tree Farm Workhouse Lane , Burbage, LE10 3AS Guide Price £1,250,000

GUIDE PRICE - £1,250,000 - £1,275,000

Nestled along a serene country lane in Burbage, Leicestershire, this exceptional 5/6 bedroom detached residence embodies refined luxury and contemporary elegance. The property features secure gates opening onto a spacious driveway, capable of accommodating over 10 vehicles.

**Ground Floor:**

Open entry, a grand open entrance lobby, also serving as a dining area, welcomes you with its spaciousness and grace. To the left is an open-plan dining kitchen with integrated appliances and exquisite finishes, with bifolding doors leading to the rear patio. Adjacent to this is a stylish reception room. On the opposite side, find a generous main reception room with a cozy log burner, leading to a versatile space currently used as a 6th bedroom with an ensuite, ideal for guests or as a cinema room. A convenient WC is also on this level.

**First Floor:**

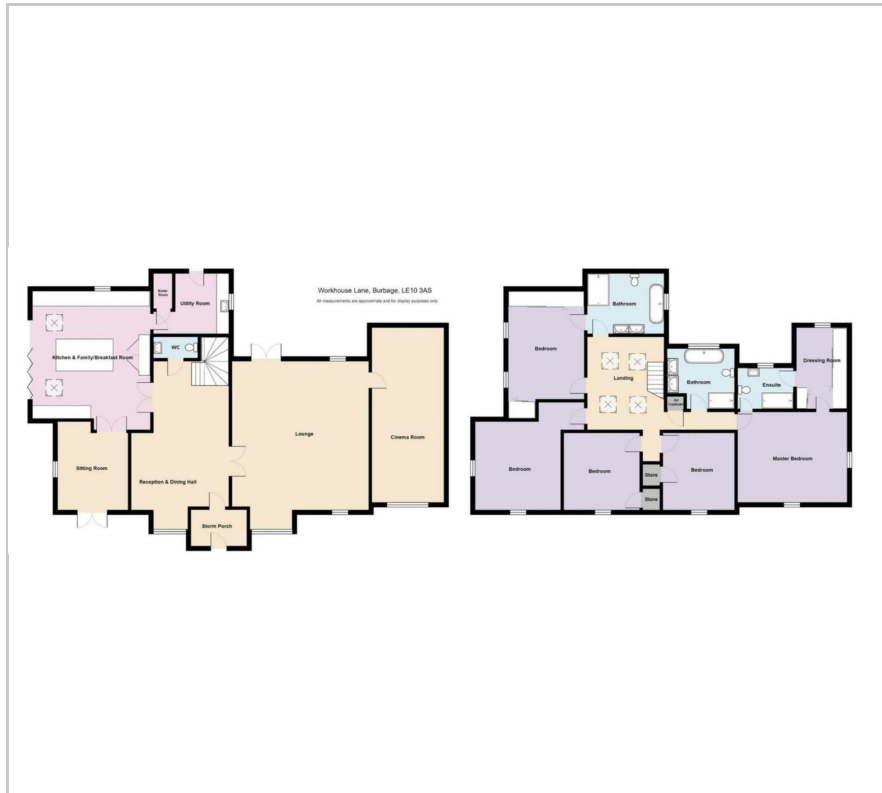
Ascend the staircase to an open galleried landing, leading to five double bedrooms, each offering an oasis of relaxation. The family bathroom features a freestanding bath and meticulous

### Viewing

Please contact our Berkley Kibworth Office on 0116 2796161 if you wish to arrange a viewing appointment for this property or require further information.



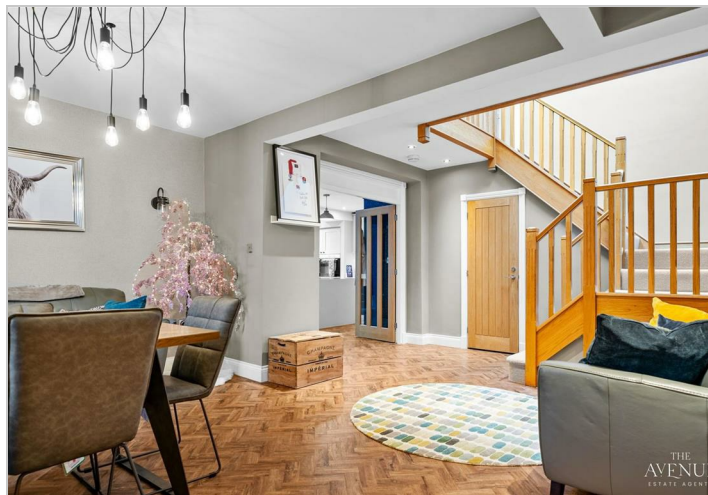
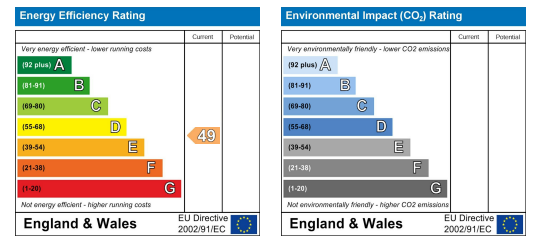
# Floor Plan



# Area Map



# Energy Efficiency Graph



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