



The Outwoods, Hinckley, LE10 2UD

# Property Description

A FABULOUS BRAND NEW 4 Bedroom, 3-storey detached townhouse set in a private courtyard within a rural location in sought-after Burbage, next to Burbage Common and Woods and benefitting from countryside views over Burbage Common from the rear elevation. The property is perfectly positioned between Burbage village and Hinckley town centre, both within easy walking distance.

This property comprises: an impressive locally handmade fitted kitchen/dining/living area including Bosch appliances, Quartz worktop, boiling water tap, Nespresso Gemini coffee machine and luxury triple glazed bi-fold doors opening out to the rear garden; study, separate fitted utility room with separate WC and fully fitted vanity units. Stairs rising to the first floor landing; three good sized double bedrooms one with ensuite bathroom with an impressive dressing area with space for wardrobes; stunning spacious family bathroom with separate shower cubicle; stairs rising to the second floor landing; spacious master bedroom with a stunning ensuite. To the rear there is an impressive garden with a good sized Indian sandstone patio area. This property benefits from underfloor heating to ground floor and floor covering throughout.

In addition, this property also benefits from triple glazing throughout, bespoke made bathroom furniture throughout, hardwired Ring doorbell and security cameras, Sonos ceiling speakers to the kitchen/dining/living area, ethernet points behind every TV point, Wi-fi boosters on every floor, fibre broadband internet supply & Vaillant air source heat pump.

This is an ideal family home, built to a very high specification and finish, which forms part of this beautiful prestigious development of only 5 homes altogether. This property comes with two private parking spaces.

Photos are images of the Show home and are being used for indicative purposes only.

Services: Mains Electricity & Water & Sewerage will be supplied to the property (No tests have been carried out)







## Key Features

- VIEWING ABSOLUTELY ESSENTIAL!!
- BRAND NEW - BUILT AND READY TO MOVE INTO
- ENERGY EFFICIENT WITH AIR SOURCE HEAT PUMP
- FABULOUS OPEN PLAN LIVING KITCHEN
- MASTER BEDROOM AND BEDROOM 2 WITH ENSUITE
- HIGH SPECIFICATION THROUGHOUT TO INCLUDE UNDERFLOOR HEATING TO GROUND AND FIRST FLOOR
- PRIVATE COURTYARD LOCATION
- CLOSE PROXIMITY TO BURBAGE COMMON AND WOODS
- POPULAR LOCATION BETWEEN BURBAGE VILLAGE AND HINCKLEY TOWN CENTRE
- FABULOUS COUNTRYSIDE REAR VIEWS

**£625,000**