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Denis Road  
Burbage Hinckley



# Denis Road Burbage Hinckley LE10 2LR

for sale  
£350,000



## Property Description

Situated in the highly desirable village of Burbage, offers a quiet residential setting in one of Leicestershire's most sought-after locations. This property is ideal for families, professionals, and retirees looking for a peaceful community with excellent amenities and transport connections.

Burbage is renowned for its village charm and vibrant community atmosphere. The property is conveniently located near local shops, cafes, and traditional pubs, while the neighbouring town of Hinckley offers a wider range of shopping, dining, and leisure facilities. Families will benefit from the area's excellent schools and nurseries, catering to all age groups.

The location enjoys superb transport links, with easy access to the A5, M69, and M1 motorways, providing quick connections to Leicester, Coventry, and Birmingham. Hinckley railway station is nearby, offering regular train services to major cities, making it a convenient choice for commuters.

Outdoor enthusiasts will appreciate the abundance of green spaces in and around Burbage, including the scenic Burbage Common and Woods, perfect for walking, cycling, and family outings. The village also hosts various community events, fostering a welcoming and friendly environment.

Combining village tranquility with modern convenience, Denis Road provides an exceptional lifestyle in a prime Leicestershire

location.

## Ground Floor

### Lounge

13' x 17' 5" ( 3.96m x 5.31m )

### Dining Area

10' 4" x 8' 9" ( 3.15m x 2.67m )

### Kitchen

9' 2" x 14' 8" ( 2.79m x 4.47m )

### Conservatory

12' 5" x 7' 8" ( 3.78m x 2.34m )

### Bedroom 1

13' x 12' ( 3.96m x 3.66m )

### Bathroom

5' 4" x 6' 9" ( 1.63m x 2.06m )

## First Floor

### Bedroom 2

13' 7" x 7' ( 4.14m x 2.13m )

### Bedroom 3

9' 1" x 8' 9" ( 2.77m x 2.67m )

### Wet Room

4' 1" x 8' 9" ( 1.24m x 2.67m )

### Garage

16.2 sq. m.











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

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