

Not for marketing purposes INTERNAL USE ONLY

Denis Road Burbage Hinckley

# Denis Road Burbage Hinckley LE10 2LR







## **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.









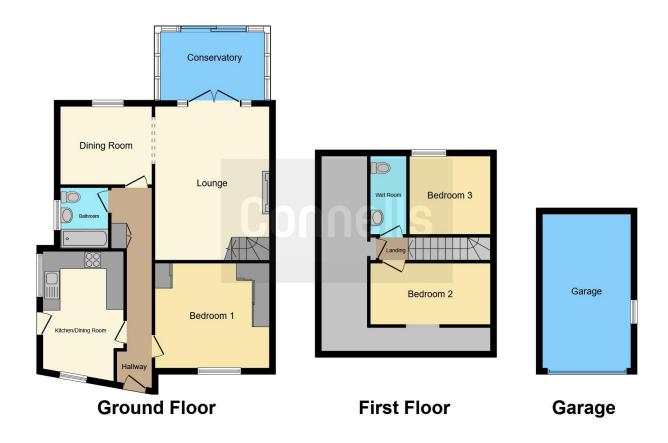








Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes



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

To view this property please contact Connells on

T 01455 230523 E hinckley@connells.co.uk

88 Castle Street HINCKLEY LE10 1DD

**EPC Rating: C** 

check out more properties at connells.co.uk



Tenure: Freehold



<sup>1.</sup> MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.