



Connells

Robinson Way
Burbage HINCKLEY

Robinson Way Burbage HINCKLEY LE10 2EU

for sale offers in the region of
£630,000



Property Description

6-Bedroom Detached House in Highly Sought-After Location!

Welcome to this beautiful highly extended 6-bedroom detached house, perfectly situated in a highly desirable location. Boasting an integral garage and driveway, this property offers ample space for your vehicles and storage needs.

The spacious interior features six well-proportioned bedrooms with a master bedroom and en suite, providing comfort and privacy for all family members. The open-plan kitchen/dining area is perfect for entertaining guests or simply relaxing with loved ones. The spacious garden room is filled with natural light from bi-fold doors and skylights.

Outside, the landscaped garden offers a serene retreat from the hustle and bustle of daily life. The driveway provides convenient parking for multiple cars, while the integral garage offers additional storage or workspace options.

This exceptional property is located in a highly sought-after area, offering easy access to excellent schools, shopping, and recreational facilities. The property is ideally located with easy access to the motorway network offering an easy commute to Leicester, Coventry and Nuneaton. Don't miss out on this fantastic opportunity to make this house your dream home!

For more information or to schedule a viewing, please contact us today.

Hallway

15' 4" x 6' 7" (4.67m x 2.01m)

Cloakroom

5' 8" x 2' 6" (1.73m x 0.76m)

low level W/C, wash hand basin.

Living Room

19' 2" x 12' 3" (5.84m x 3.73m)

With gas fireplace, feature wallpaper, radiator, large double glazed window to the front, wood effect flooring.

Dining Room

11' 9" x 10' (3.58m x 3.05m)

Wood effect flooring, with internal french doors leading to the study, radiator.

Study

11' 8" x 10' (3.56m x 3.05m)

Extended study room with skylight and spotlights, large double glazed window to rear, wood flooring, radiator.

Kitchen

18' 4" x 8' (5.59m x 2.44m)

With tiled flooring, feature tile splashback, two integrated ovens, gas hob with extractor fan, integrated dishwasher, internal window into garden room, radiator

Garden Room

18' 4" x 12' 1" (5.59m x 3.68m)

Single story extension with skylights, spotlights, wood flooring, bi-fold doors, feature wallpaper, double panel radiator.

Utility

9' 5" x 5' 8" (2.87m x 1.73m)

Tiled flooring, plumbing for washing machine and under counter appliance space, combination boiler, side door leading to the garden.

Shower Room

6' 2" x 6' 1" (1.88m x 1.85m)

Fully tiled room, with walk in shower, pedestal sink, low level w/c, chrome towel rail, extractor fan.

Landing

15' x 8' 2" (4.57m x 2.49m)

Leading to all 6 bedrooms and family bathroom, loft access, airing cupboard.

Bedroom One

13' 11" x 11' 1" (4.24m x 3.38m)

Bedroom to the front with Carpet, feature wallpaper, fitted wardrobe, double glazed window, radiator and en suite shower room.

En-Suite

7' 5" x 5' 1" (2.26m x 1.55m)

Fully tiled shower room, with pedestal sink, low level w/c, chrome towel rail, frosted window.

Bedroom Two

13' 3" x 8' 6" (4.04m x 2.59m)

Bedroom to the front, carpeted, radiator, double glazed window.

Bedroom Three

14' 5" x 8' 6" (4.39m x 2.59m)

Bedroom to the rear, carpeted, radiator, double glazed window.

Bedroom Four

12' 10" x 9' 1" (3.91m x 2.77m)

Bedroom to the rear, fitted wardrobe, carpeted, radiator, double glazed window.

Bedroom Five

10' 6" x 10' 4" (3.20m x 3.15m)

Bedroom to the rear, carpeted, radiator, double glazed window.

Bedroom Six

11' 8" x 8' 2" (3.56m x 2.49m)

Bedroom to the front, radiator, fitted storage cupboard, carpeted, radiator.

Bathroom

7' 5" x 6' 6" (2.26m x 1.98m)

Shower over bath with full tiling, pedestal sink with half tiling, low level w/c, frosted window, single panel radiator

Garage

9' 6" x 9' 5" (2.90m x 2.87m)

Integral single garage with up and over door, power and lighting.

Outside

To the front of the property is a driveway for multiple cars, side gated access to the garden, front garden laid to lawn with feature borders and shrubbery. To the rear garden is a large shed with potting area, laid to lawn with well established shrubbery, a patio to the side of the garden provides a comfortable outdoor sitting area with paving leading down to the side gate.









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

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EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/HIN313035



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