



Pyeharps Road
Burbage Hinckley LE10 2JE

for sale offers in excess of
£225,000



Property Description

Situated on a quiet residential street in the highly sought-after village of Burbage, excellent location that combines peaceful living with fantastic amenities and transport links. This property is ideal for families, professionals, and retirees looking to settle in a welcoming community.

Burbage is renowned for its charming village atmosphere, with a range of local amenities including independent shops, cafes, traditional pubs, and eateries. The nearby town of Hinckley provides a wider selection of shopping, dining, and leisure facilities, including The Crescent shopping complex. Families will appreciate the proximity to well-regarded schools and nurseries in the area.

The property enjoys superb connectivity, with easy access to the A5, M69, and M1, offering quick links to Leicester, Coventry, and Birmingham. Hinckley railway station is just a short drive away, providing regular train services to major cities, making it a convenient choice for commuters.

Outdoor lovers will benefit from the abundance of green spaces nearby, including the scenic Burbage Common and Woods, ideal for walking, cycling, and family outings. The community hosts various events and activities, fostering a friendly and active local atmosphere.

Entrance Hall

Leading into the living room and stairs upto the first floor, comprising of a radiator, fuseboard and carpeted.

Living Room

13' 7" x 8' 6" (4.14m x 2.59m)

With TV and aerial points, understairs storage cupboard, double panel radiator, carpeted, window to front elevation.

Kitchen Diner

11' 8" x 8' 5" (3.56m x 2.57m)

With tile flooring, sink with mixer tap, side door leading to access into garden, window to rear elevation, single fitted oven with gas hob and extractor hood, integrated dishwasher, plumbing for washing machine undercounter space.

Landing

With access into the loft, open landing leading into front and rear bedroom and family bathroom.

Bedroom One

11' 9" x 8' 5" (3.58m x 2.57m)

Bedroom Two

11' 9" x 6' 7" (3.58m x 2.01m)

Family Bathroom

6' 7" x 5' 7" (2.01m x 1.70m)

Bedroom One

11' 9" x 8' 5" (3.58m x 2.57m)

To the rear elevation with large window, carpet, radiator.

Bedroom Two

11' 9" x 6' 7" (3.58m x 2.01m)

To the front elevation with fitted sliding door wardrobe, storage cupboard above the stairs, large window, carpet and loft access.

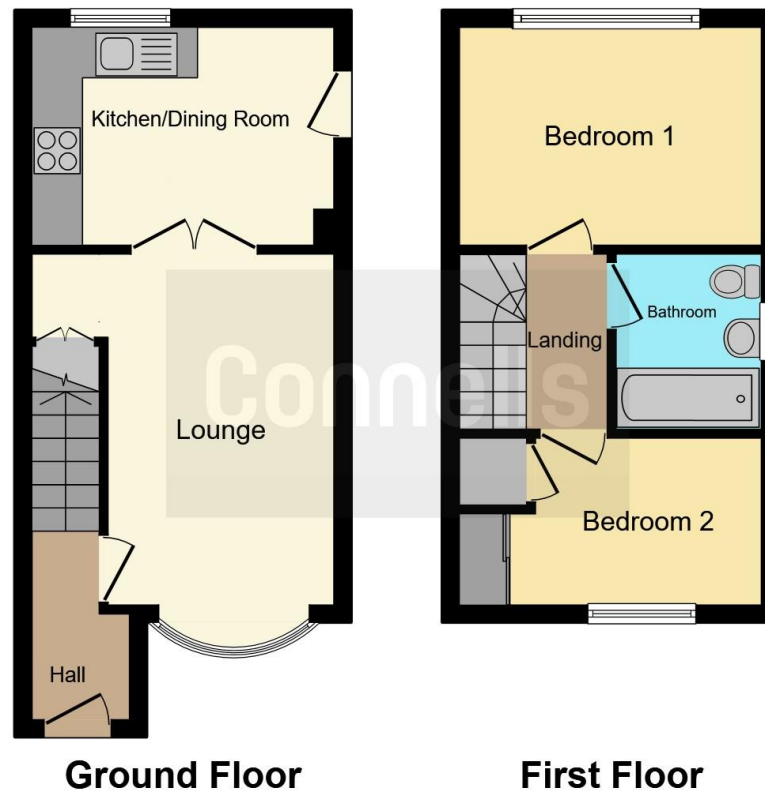
Outside

With front garden laid to lawn with slabbed driveway with tandem parking for two cars, gated side access leading into the rear garden with slabbed patio area, laid to lawn with raised borders, outside socket and outside tap.









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

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88 Castle Street
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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Property Ref: HIN313132 - 0003