



Connells

Coventry Road
Burbage Hinckley

Coventry Road Burbage Hinckley LE10 2HR

for sale offers in excess of
£750,000



Property Description

Positioned along one of Burbage's key roads, this detached home benefits from a prime location within this highly sought-after village, offering the perfect balance of semi-rural charm and town convenience. Set well back from the road behind a long driveway and mature front garden, the property enjoys a notable sense of privacy and seclusion, while still remaining within easy reach of excellent local amenities.

Burbage is well-equipped with a mix of local shops, independent cafes, traditional pubs, and essential services including a post office, doctor's surgery, and pharmacy. The vibrant village centre is just a short walk away, creating a convenient lifestyle setting.

Excellent transport connections make this a superb base for commuters. The A5, M69, and M1 are all easily accessible, while Hinckley train station is under 2 miles away, offering direct services to Leicester, Birmingham, and beyond.

Families benefit from access to well-regarded primary schools such as Burbage Infant and Junior Schools, as well as nearby secondary options including Hastings High School and Hinckley Academy.

The property is close to open green spaces and local parks, ideal for walking, running, or dog walking. Burbage Common and Woods is a short drive away, offering expansive woodland and nature trails.

Ground Floor

Hallway

18' 7" x 8' 11" (5.66m x 2.72m)

A grand Entrance Hall with impressive Iroko hardwood parquet flooring and 2 built in cupboards for cloaks and storage. Access to Downstairs Cloakroom, Lounge, Kitchen Diner & Dining Room plus stairs to first floor with spindle balustrades. Alarm panel. Telephone point. Wooden external front door with lattice leaded double glazed windows to front aspect opening onto the large Storm Porch.

Lounge

20' 11" x 12' (6.38m x 3.66m)

Large Lounge with feature Edwardian style fireplace surround with mantle and mirror panel housing a traditional living flame gas fire set in a stone hearth. 2 TV aerial points. Wall lights. uPVC double glazed lattice leaded windows to the front aspect. Double doors lead through to...

Dining Room

15' 9" x 12' 6" (4.80m x 3.81m)

The parquet flooring continues through from the Entrance Hall into this impressive Dining Room with selectable lighting options to create the appropriate ambience (includes hidden wall light wiring). TV point. A large set of fully glazed internal doors lead through to...

Kitchen/Diner

23' 9" x 14' 1" (7.24m x 4.29m)

The Kitchen Area has an extensive range of gloss white wall and base units with contrasting black worktops and upstands plus a large central island with storage and also tall larder cupboards with power. Large 8-ring range cooker with double ovens and grill plus stainless steel splash back panel and extractor above. Integrated fridge, plumbing for dishwasher. Amtico flooring extends throughout into the Dining Area with space for a dining table and a sofa. uPVC double glazed windows to the side and rear aspects. TV point. Etched glass internal door leads to...

Utility Room

8' 6" x 8' (2.59m x 2.44m)

With a range of white base units with worktops on 2 walls, a single drainer stainless steel sink and tiled splash backs. Plumbing for washing machine and venting for tumble dryer. Standard condensing boiler. uPVC double glazed windows to the side aspect. Vinyl flooring. Water meter & stopcock. Consumer unit.

Conservatory

13' x 11' 4" (3.96m x 3.45m)

The parquet flooring that has flowed through the home culminates in the Conservatory or Orangery, with full height brick walls to the sides and full width uPVC double glazed windows and doors leading seamlessly out onto the Rear Garden. Light pours in through the double glazed double hipped roof. A decorative etched glass internal door leads through to...

Cloakroom

6' 5" x 6' 5" (1.96m x 1.96m)

The parquet flooring continues through to this generous Downstairs Cloakroom with glass hand basin and white low level WC. Frosted

uPVC double glazed lattice leaded windows to the front aspect and a second uPVC double glazed window to the side aspect.

First Floor

Landing

12' 1" x 7' 6" (3.68m x 2.29m)

Generous Landing. Airing cupboard with hot water cylinder including immersion heating. Loft access with ladder and lighting, mostly boarded with additional insulation over.

Bedroom 1

21' x 12' (6.40m x 3.66m)

A very large double Bedroom with a range of fitted wardrobes. uPVC double glazed lattice leaded windows to the front aspect. TV point. Internal door through to...

En-Suite

7' 6" x 5' 5" (2.29m x 1.65m)

White suite consisting bath with mains fed shower above and glazed shower screen, hand basin with mirror & lighting and low level WC. Heated towel rail. Laminate flooring. TV & telephone points. uPVC double glazed lattice leaded windows to the front aspect.

Bedroom 2

15' 8" x 11' 11" (4.78m x 3.63m)

Large double Bedroom. TV point. uPVC double glazed windows to the rear aspect.

Bedroom 3

10' 2" x 11' 11" (3.10m x 3.63m)

Measurements to wardrobes only. Large double Bedroom with fitted wardrobes. TV & telephone points. uPVC double glazed windows to the rear aspect.









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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 Band: F

Tenure: Freehold

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