



**Connells**

Cardinal Drive  
Burbage Hinckley



# Cardinal Drive Burbage Hinckley LE10 2NS

for sale  
**£415,000**



## Property Description

Beautifully Presented Family Home in a Highly Sought-After Burbage Location

Set within one of Burbage's most desirable residential areas, offers a perfect blend of modern comfort, generous living space, and a peaceful suburban setting.

This beautifully maintained property is ideal for families, professionals, or those looking to move into a welcoming community with excellent local amenities.

Nestled in a quiet and family-friendly neighbourhood just a short distance from Burbage village centre. Within easy reach of excellent local schools, shops, pubs, and restaurants. Close to Hinckley town centre with its wide range of amenities, including supermarkets and leisure facilities.

Superb transport links via the M69, A5, and A47, offering quick connections to Leicester, Coventry, and Birmingham. Hinckley railway station is nearby, providing direct services to Nuneaton and Birmingham. Surrounded by lovely green spaces and countryside walks - ideal for families and outdoor enthusiasts.

Viewing is highly recommended to fully appreciate all it has to offer.

## Ground Floor

### Entrance Hallway

12' x 5' 7" ( 3.66m x 1.70m )

Provides a welcoming introduction, featuring carpeted flooring, a radiator, and useful under-stairs storage with an additional cupboard.

### Lounge

16' 2" x 10' 8" ( 4.93m x 3.25m )

The lounge is a comfortable and inviting space, complete with a log burner, bay window, and two media points. It is carpeted throughout and includes a radiator, making it a perfect setting for relaxing or entertaining.

### Kitchen/Diner

20' x 10' 8" ( 6.10m x 3.25m )

French doors open out to the garden, while the kitchen itself is equipped with a dishwasher, oven, gas hob, extractor fan, and combi boiler. Feature wallpaper and vinyl flooring complete the look.

### Utility Room

5' 6" x 5' 7" ( 1.68m x 1.70m )

Provides additional practicality with space for a washing machine and fridge freezer, a radiator, and vinyl flooring.

### Cloakroom

5' 10" x 2' 11" ( 1.78m x 0.89m )

Offers a stylish touch with feature wallpaper and a radiator.

## First Floor

### Bedroom 2

11' 3" x 10' 6" ( 3.43m x 3.20m )

Positioned to the front, featuring a fitted wardrobe, radiator, and carpet.

### En-Suite

7' 7" x 4' 8" ( 2.31m x 1.42m )

Includes a shower room with pedestal sink, toilet, towel rail, and extractor fan.

### Bedroom 3

10' 8" x 10' 7" ( 3.25m x 3.23m )

Rear-facing double room, with carpet and radiator.

### Bedroom 4

9' 2" x 7' 1" ( 2.79m x 2.16m )

Rear-facing, carpeted and includes a radiator.

### Bedroom 5

9' 2" x 5' 11" ( 2.79m x 1.80m )

Positioned to the front and measures. It is currently used as a study.

### Bathroom

7' 8" x 5' 6" ( 2.34m x 1.68m )

The family bathroom is fitted with a shower over bath, chrome towel rail, pedestal sink, low-level W/C, and extractor fan.

## Second Floor

### Bedroom 1

21' 7" x 12' 3" ( 6.58m x 3.73m )

The main bedroom is a spacious loft conversion, featuring a Juliet balcony, two wall radiators, Velux windows, and eaves storage. The room also benefits from a TV point and spotlights, providing a bright and airy feel.

### En-Suite

14' 10" x 5' 10" ( 4.52m x 1.78m )

Includes a shower over bath, fitted unit with sink and toilet, dressing room space, spotlights, and an extractor fan.



### Outside

To the rear, the garden features a patio pergola area positioned behind the garage, with additional decking space, an artificial lawn, and patio slabs.

A single garage provides power and lighting, with boarded rafters for extra storage and a two-car driveway to the front.

### Additional Features

The property benefits from a full CCTV system wiring, ready for the next owners.











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 Council Tax  
 Band: D

Tenure: Freehold

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