



**Connells**

The Beeches  
Burbage Hinckley



# The Beeches

## Burbage Hinckley LE10 2GJ

for sale  
**£270,000**



### Property Description

Well-Presented Home in a Quiet and Sought-After Burbage Location

Set within a peaceful residential cul-de-sac in the highly regarded village of Burbage, offers comfortable and well-proportioned accommodation ideal for families, professionals or downsizers.

The property enjoys a desirable setting with excellent access to village amenities, green spaces and commuter routes.

Located in a quiet and popular residential area of Burbage. Close to local shops, cafés, pubs and everyday amenities. Well placed for local schools, making it ideal for families.

Easy access to Hinckley town centre for a wider range of retail and leisure facilities. Excellent commuter links via the A47, A5 and M69, connecting Leicester, Coventry and Birmingham. Nearby parks and countryside walks provide a great outdoor lifestyle.

Excellent opportunity to acquire a well-located home in one of Burbage's most desirable residential areas. Early viewing is highly recommended.









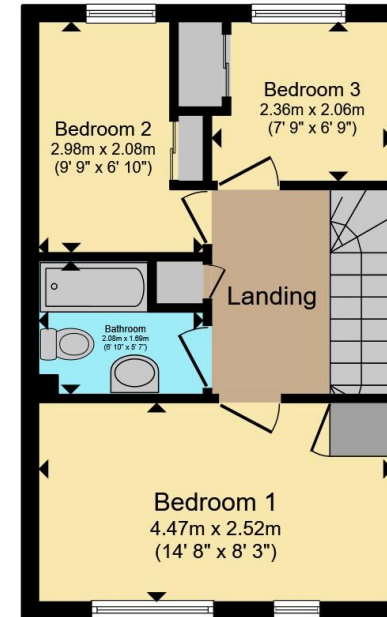








**Ground Floor**



**First Floor**

Total floor area 82.3 m<sup>2</sup> (886 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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To view this property please contact Connells on

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88 Castle Street  
HINCKLEY LE10 1DD

EPC Rating: Awaiting  
Council Tax Band: B

Tenure: Freehold

**view this property online** [connells.co.uk/Property/HIN313722](http://connells.co.uk/Property/HIN313722)



1. 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.

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