



## Manor Close

Burbage







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## Burbage

- A lovingly maintained detached family home
- Quiet cul-de-sac position in popular village
- Spacious modern open-plan living kitchen
- Dual aspect sitting room
- Three bedrooms and a family bathroom
- Enclosed rear garden
- Spacious driveway providing ample parking
- Single garage currently utilised as a gym
- EPC Rating C / Council Tax Band D / Freehold

### General Description

Alexanders of Market Bosworth are delighted to offer to the market this attractive three-bedroom detached family home situated in the old Sketchley Village on the outskirts of the most sought-after Leicestershire village of Burbage.

The property sits well in its plot at the end of a quiet cul-de-sac, set behind a large driveway with access to the single garage which is currently used as a home gym and side gate to rear gardens.

### Location

The property is located in the sought-after village of Burbage with its excellent local schooling. There is an array of shops, public houses and restaurants, as well as a doctor's surgery and dental practice.

There is a train service from nearby Nuneaton to London Euston taking from 1 hour and 4 minutes, and the property is also well-positioned for travelling by car with easy access to Leicester and Coventry via the M69 motorway.









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## Accommodation

Internally, expect to find exceptionally well-maintained living accommodation set across two floors to comprise in brief: Entrance porch, reception hall, cloakroom/ W.C, sitting room, open-plan living kitchen with centre island and sliding doors to the rear garden. Upstairs positioned off the landing are three bedrooms and the stylish family bathroom.

Outside, the rear gardens are beautifully landscaped with raised beds and borders, lawned area and seating terrace directly to the rear of the property. To the front a driveway provides ample off-road parking and access to the garage/ gym.

## Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth (01455) 291471.

## Tenure

Freehold.

## Services

We are advised that mains gas, electricity, water, and drainage are connected.

## Local Authority

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR (Tel: 01455 238141). Council Tax Band D.

## Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

## Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.











TOTAL FLOOR AREA : 1265 sq.ft. (117.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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*Viewing by appointment only*

**Alexander's**

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## Important Information

Viewing - To arrange a viewing, please contact the Market Bosworth Sales Team on 01455 291471  
Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.



