

Alexanders



Coventry Road

Burbage



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Burbage

- Positioned in the heart of Burbage
- Spacious four bedroom detached family home
- Open plan living space
- Modern and airy interiors
- Main bedroom with impressive en suite
- Bifold doors into the garden
- Stunning outside seating terrace
- Off road parking and access to garage
- EPC Rating D / Council Tax Band D / Freehold

General Description

Alexanders are delighted to introduce to the market this delightful, detached period family home situated in the heart of the pretty and most sought-after village of Burbage.

Accommodation

Internally, the property boasts a generous floor area of over 1,600 square feet with well-proportioned and open plan living accommodation set over two floors. The interiors are modern, light and airy and comprising in brief; Entrance hall leading into the open plan kitchen/breakfast room fitted with a range of eye and base units with granite working surfaces over, counter top lighting and inset ceramic sink. Appliances include five ring gas hob with extractor hood over, eye level double oven, wine rack, integrated washing machine, dishwasher and microwave. The kitchen then seamlessly flows into the dining area which in turn leads into a superb family room both with bifold doors into the garden. There is a further office/snug, utility room and WC to the ground floor. On the first floor you will find four bedrooms and the family bathroom. Noting the main bedroom features a stylish and fully tiled en suite shower room and fitted wardrobes.

Externally, the rear gardens are fully landscaped and tiered with a wonderful seating terrace directly accessed from the main living room, steps up to second seating area and the laid to lawn area, kept private by mature borders and trees to surround. To the front, there is off road parking for three vehicles and access to the garage with electric roller shutter door and door to rear garden.



Location

Located a stones throw from the village amenities which include excellent local schooling, a superb array of shops, public houses and restaurants, as well as a doctors surgery and dental practice. There is a train service from nearby Nuneaton to London Euston taking from 1 hour and 4 minutes.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth

Tenure

Freehold.

Services

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

Local Authority

Hinckley and Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley LE10 0FR. Council Tax Band D.

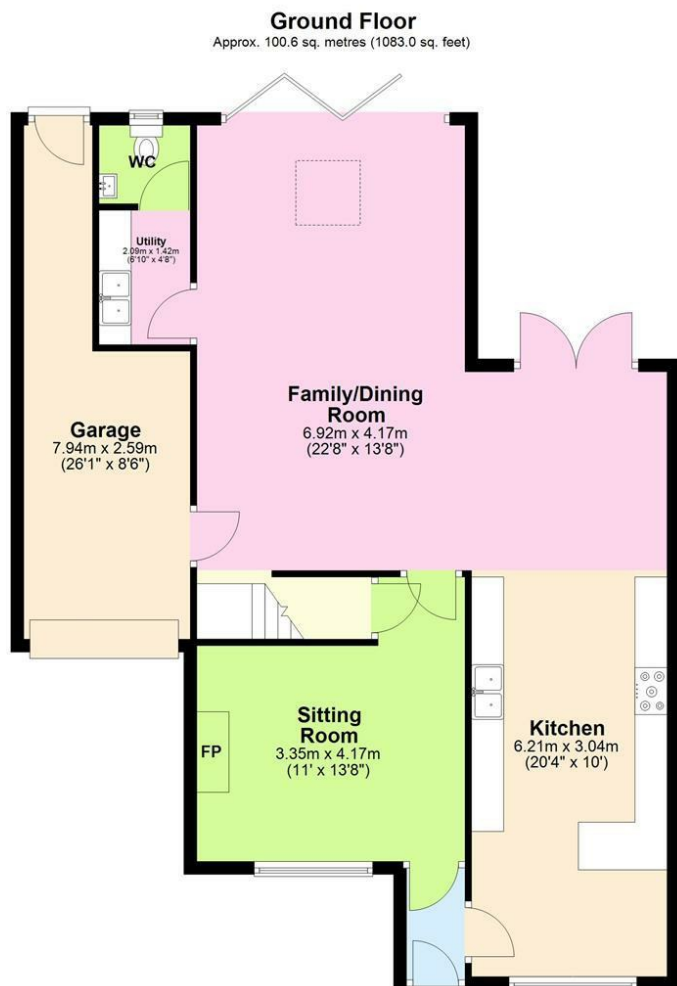
Measurements

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 area: approx. 163.1 sq. metres (1755.3 sq. feet)



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Alexanders

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Telephone Sales: 01455 291471
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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.