



47 Winchester Drive, Burbage, LE10 2BA
£550,000 Freehold

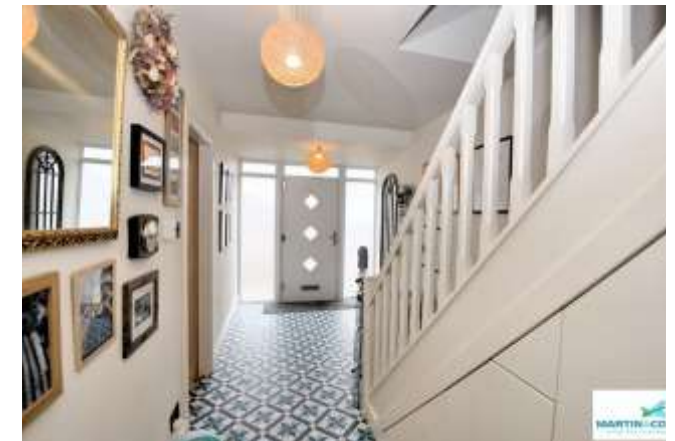

MARTIN&CO

Winchester Drive, Burbage

4 Bedrooms, 2 Bathroom

£550,000

- SOUGHT AFTER LOCATION IN BURBAGE
- EXTENDED DETACHED FAMILY HOME
- MODERN FITTED KITCHED WITH BUILT IN APPLIANCES
- LOUNGE, SITTING ROOM AND LIVING AREA
- FOUR DOUBLE BEDROOMS WITH MAIN EN SUITE
- UTILITY ROOM & CLOAKROOM
- SOLAR PANELS & BATTERIES



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Nestled in the highly sought after village of Burbage, this exceptional detached, smart home residence offers the perfect blend of modern comfort and flexible living. Immaculately presented and extending to approximately 157 square metres, the property is ideal for families seeking a contemporary home with generous proportions and standout features throughout.

Stepping inside, you are greeted by a welcoming reception hallway, front lounge, and an impressive extended open plan living area – the heart of the home – perfect for both relaxing evenings and entertaining guests. A spacious, modern fitted kitchen is complemented by ample workspace and premium appliances, designed with style and culinary creativity in mind.

Upstairs, four bright and airy double bedrooms provide space for everyone, with the principal bedroom boasting a dressing room and a sleek en suite shower room. An additional well-appointed family bathroom

completes the upper floor, ensuring practicality for everyday life.

Outside, the landscaped rear garden offers a serene setting for al fresco dining, play, or gardening pursuits, while the private driveway provides ample off-road parking for up to three cars. There is also a secure garage for further convenience and storage and an electric charging point for cars.

Situated in a prime Burbage location, residents enjoy immediate access to a host of local amenities including reputable schools, charming cafes, and boutique shops. Larger shopping facilities and leisure pursuits are within easy reach of Hinckley town centre, while excellent transport links-both road and rail-ensure swift connections to Leicester, Birmingham, and beyond.

This beautifully maintained home features gas central heating, solar panels and double glazing throughout, promising warmth and efficiency all year round.

Opportunities to own such an outstanding property in Burbage are rare. Arrange your viewing today to truly appreciate all that this remarkable home has to offer.

RECEPTION HALLWAY 12' 7" x 6' 9" (3.84m x 2.08m)
A Upvc door with obscure double glazed panels to either side leads to the reception hallway with ceramic tiled flooring, stairs to first floor landing with understairs compact cupboard and shoe storage, radiator, door to lounge.

LOUNGE 15' 10" x 12' 0" (4.85m x 3.66m) Double glazed window to front, wood effect tiled flooring, radiator.

KITCHEN AREA 18' 11" x 7' 8" (5.78m x 2.34m) A stunning example of open-plan living, this luxurious and modern blue/grey fitted kitchen boasts a range of space-saving base, wall, and drawer units, paired with a granite work surface, inset sink, and mixer tap. Floor-to-ceiling units with pull-out shelving, three integrated electric NEFF ovens, an integrated dishwasher, a



double fridge freezer, and an inset induction hob with a concealed extractor unit complete the design.

DINING AREA 19' 7" x 8' 8" (5.97m x 2.66m) The dining area boasts double-glazed bi-folding doors leading to the landscaped rear garden, complemented by feature lighting and wood effect tiled flooring for a chic and stylish vibe, under floor heating.

SITTING ROOM AREA 12' 2" x 8' 2" (3.71m x 2.51m) Double glazed window to rear, radiator, wood effect tiled flooring.

UTILITY ROOM 8' 2" x 7' 4" (2.49m x 2.24m) Equipped with a variety of space-saving units, work surfaces, and an inset sink, this area includes plumbing for a washing machine, underfloor heating, a wall-mounted gas boiler, and a door leading to the integral garage.

CLOAKROOM WC 5' 1" x 3' 8" (1.55m x 1.12m) Low-level WC, a wash hand basin with a mixer tap and a vanity cupboard below, ceramic tiled flooring, and an obscure double-glazed window to the side.

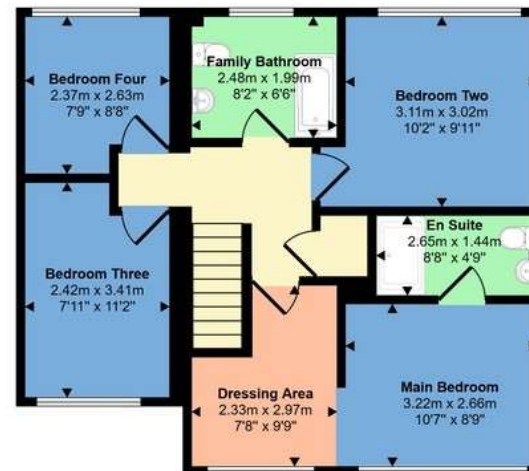
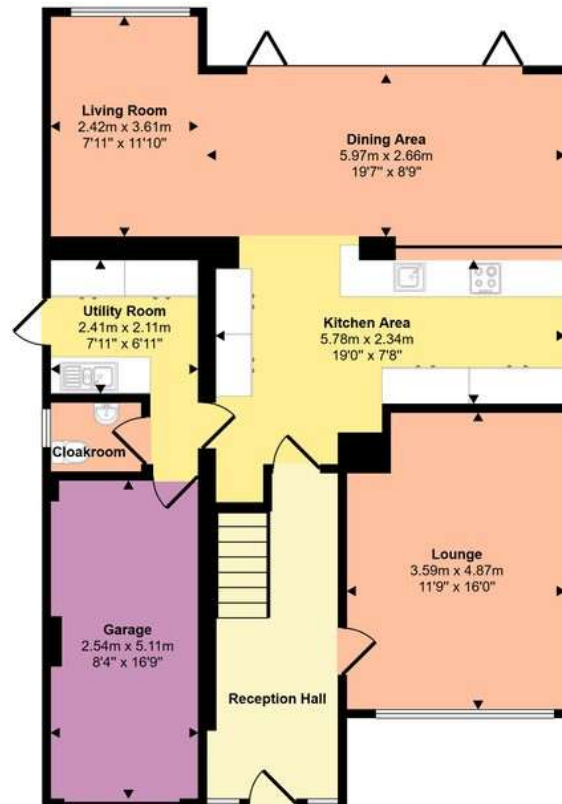
LANDING Access to the loft space and an airing cupboard that houses the hot water cylinder and features shelving.

DRESSING AREA 10' 0" x 7' 4" (3.060m x 2.26m) Built-in wardrobe space, a double-glazed front window,





Approx Gross Internal Area
157 sq m / 1689 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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