



**Connells**

Brookside  
Burbage Hinckley



### Property Description

Spacious & Well-Located Home in Desirable Burbage

Situated within the ever-popular village of Burbage, offers well-proportioned and comfortable accommodation in a highly sought-after residential area. Ideal for families, professionals, or investors, the property benefits from a practical layout, private garden space, and excellent access to local amenities and commuter routes.

Located in a popular and established residential neighbourhood. Close to Burbage village centre, offering shops, cafés, pubs and everyday amenities. Well placed for highly regarded local schools.

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 Burbage Common and Woods, perfect for countryside walks and outdoor activities.

Fantastic opportunity to secure a well-located home in one of Burbage's most desirable areas, offering comfort, convenience and a strong community feel. Early viewing is highly recommended.



## Ground Floor

A comfortable and welcoming front lounge featuring wooden flooring, a radiator, and a front-facing double-glazed window allowing for plenty of natural light. A cosy yet spacious main reception room ideal for relaxing. With good-sized kitchen/diner offering a practical and sociable layout. The kitchen is fitted with a freestanding oven, 1.5 bowl sink with drainer, and plumbing for a washing machine. There is ample space for dining furniture, making it perfect for everyday family living. A side door and patio doors provide direct access to the rear garden.

## Outside

To the front of the property is a gravelled driveway providing off-road parking. Additional parking is available to the rear via shared access.

The spacious rear garden offers a patio seating area and a lawned section, providing an excellent space for outdoor entertaining.

## First Floor

### Bedroom One:

A generous main bedroom with carpeted flooring, radiator, built-in cupboard for storage, and a front-facing double-glazed window.

### Bedroom Two:

A well-proportioned second bedroom with carpeted flooring, radiator, and rear-facing double-glazed window overlooking the garden.

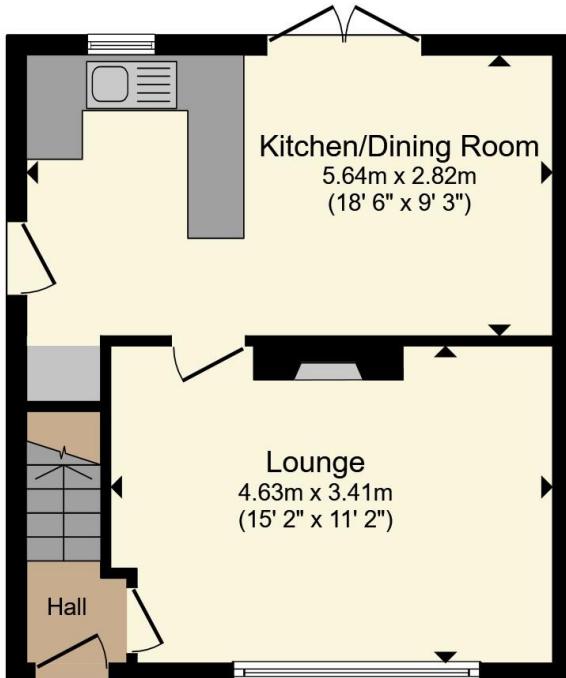
### Bathroom:

Fitted with a bath with electric shower over, low-level WC and wash hand basin. A practical family bathroom serving both bedrooms.

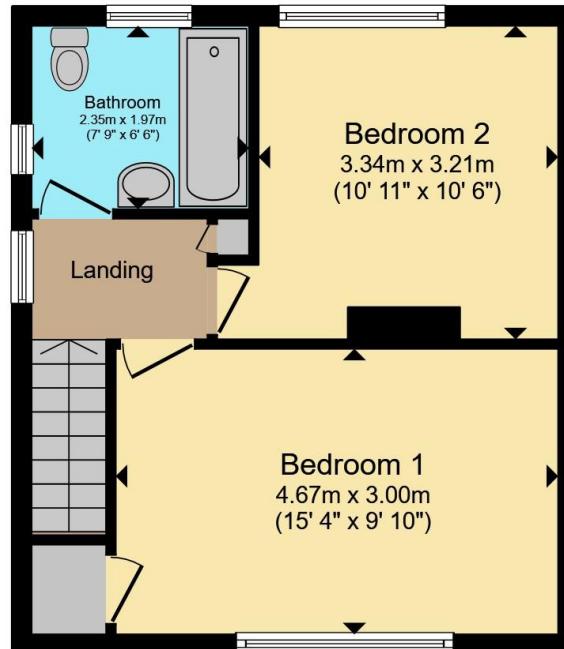








**Ground Floor**



**First Floor**

Total floor area 73.7 m<sup>2</sup> (793 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)

**Connells**

To view this property please contact Connells on

**T 01455 230523**  
**E [hinckley@connells.co.uk](mailto:hinckley@connells.co.uk)**

88 Castle Street  
 HINCKLEY LE10 1DD

EPC Rating: B    Council Tax  
 Band: B

Tenure: Freehold

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