

Alexanders
MarketMakers.

Church Street
Burbage

- Offered with no onward chain
- Distinguished Georgian village residence
- Elegant period features throughout
- Accommodation extending to 3,280 square feet
- Stunning open-plan family kitchen
- Elegant sitting room with feature fireplace
- Six double bedrooms and three bathrooms
- Air conditioned timber garden cabin with multiple uses
- Good schooling options nearby
- EPC Rating D / Council Tax Band G / Freehold

OPEN TO SENSIBLE OFFERS Offered to the market with no upward chain and occupying a prominent position in the heart of Burbage overlooking the village War Memorial, this distinguished Georgian residence is a home of considerable presence and character. Beautifully maintained and thoughtfully enhanced, it seamlessly combines elegant period architecture with the comforts of modern-day living, creating a home that is both impressive and inviting.

At the heart of the property lies a superb open-plan family kitchen, designed as a sociable and functional space for everyday living. Complemented by a collection of beautifully proportioned reception rooms rich in original character, the accommodation extends across three floors and offers exceptional versatility, including the opportunity to create a remarkable main suite on the upper level.

Beyond the house, the private rear garden provides a peaceful retreat, with attractive seating areas, mature planting and a substantial air conditioned timber cabin offering a variety of potential uses as a home office or gym. Positioned within easy reach of the village's excellent amenities, including local school, green open spaces and transport connections, the property enjoys an enviable setting within one of the area's most established and desirable locations.













Accommodation:

A spacious entrance hall opens into the principal reception room, which is currently utilised as a dining room. This impressive space sets the tone for the character and charm found throughout the property, featuring sash windows, a feature fireplace, ornate cornicing and decorative wall panelling, whilst offering versatility for a variety of uses. A central staircase rises to the first floor, and a ground-floor cloakroom is conveniently accessed from here.

Positioned to the left of the hallway is the spacious sitting room, a welcoming reception space centred around an attractive feature fireplace, creating a natural focal point for the room. Continuing to the rear of the property is the beautifully appointed family kitchen, thoughtfully designed to create the perfect hub of the home. Offering an extensive range of wall and base units for storage, the space is centred around a substantial island with an integrated dining table. A range of modern appliances enhance both practicality and convenience, including an instant boiling water tap, wine fridge, dishwasher and fridge-freezer. The cellar is accessed from the hallway.

To the first floor are three impressive double bedrooms. The main bedroom benefits from fitted storage and a stylish en suite shower room, while a second bedroom enjoys a generous walk-in dressing area. These bedrooms, together with a further well-proportioned double bedroom, are served by a luxurious family bathroom fitted with a separate shower enclosure, roll-top bath, dual hand basins and high-quality sanitaryware throughout.

The second floor offers an exciting opportunity to create a truly exceptional principal suite. Currently arranged as three bedrooms and a well-appointed bathroom, this versatile level could easily be reconfigured to provide a spacious bedroom, dedicated dressing room and private sitting area, creating a luxurious retreat away from the main living accommodation.

Gardens and land:

The front elevation is framed by a brick wall topped with attractive post-and-rail fencing, creating an appealing first impression. To the side, a driveway provides off-road parking. The property enjoys a particularly desirable position overlooking Burbage War Memorial and is surrounded by an attractive collection of period homes of a similar age and character.

To the rear, a raised decking area, accessed directly from the kitchen, provides an ideal space for outdoor dining and entertaining. Beyond, the garden offers a wonderful sense of privacy and seclusion, creating a true oasis. Predominantly laid with stone paving and bordered by well-stocked planting beds, the space is both attractive and low-maintenance. At the foot of the garden sits a substantial timber cabin with power and lighting connected, offering excellent potential as a home office, gym, studio or hobby room.

Location:

Situated in the heart of the ever-popular village of Burbage, this property enjoys a prime position within one of Leicestershire's most sought-after residential locations. Combining village charm with excellent everyday convenience, Burbage offers an outstanding range of local amenities, including independent shops, cafés, supermarkets, leisure facilities and picturesque green spaces such as Burbage Common. The area is well served by reputable schools for all ages, making it particularly popular with families. Excellent transport links are available via nearby Hinckley railway station, with convenient access to the M69, M1, M6 and A5, providing excellent connectivity for commuters.

Method of Sale:

The property is offered for sale by Private Treaty.

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.

Tenure:

The property is being sold freehold with vacant possession upon completion.


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Local Authority:
Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band G.

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

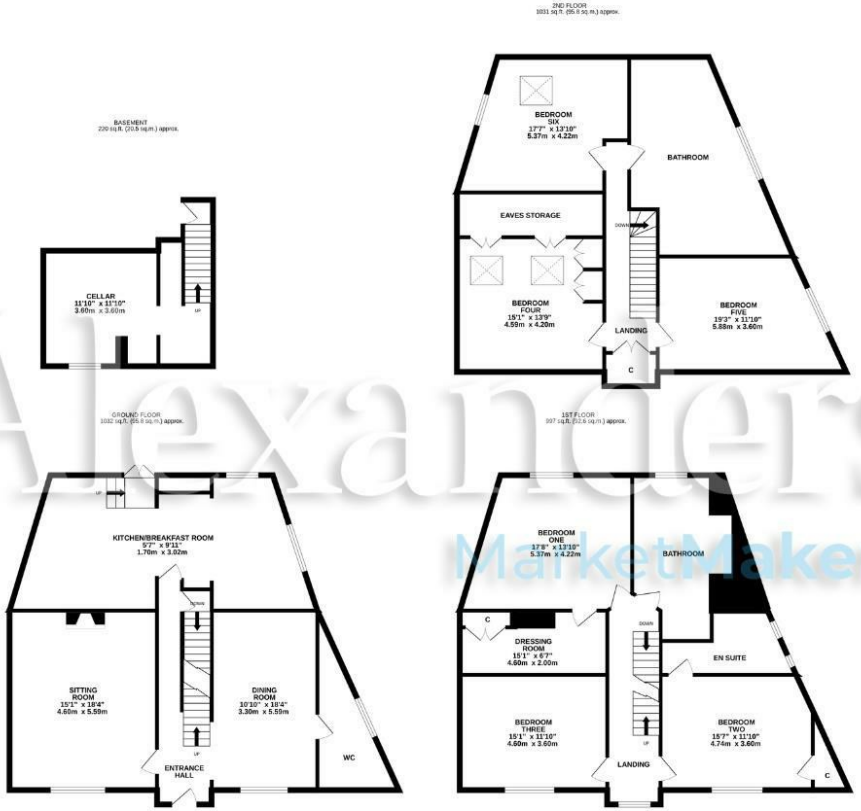
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

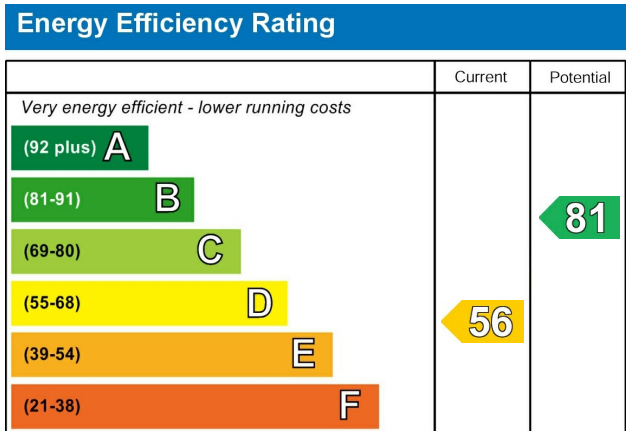
Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required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

General Note:
These particulars whilst believed to be accurate 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 a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



TOTAL FLOOR AREA : 3280 sq.ft. (304.7 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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