
SHORTLAND HORNE
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Burbach House
2 The Grove, Burbage LE10 2AE

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Burbach House located in the new prestigious gated development off Grove Road in the heart of Burbage. This bespokely built home nestled in the corner offers an exceptional living experience comprising of four spacious bedrooms & four bathrooms with the bonus of a garage &parking.

The hallway leads into an open-plan appointed kitchen/dining/living area showcasing cashmere shaker cabinetry complemented by brass fittings ideal for social occasions and family time. The Calacatta Luxo quartz worktop and peninsular breakfast bar create a perfect space for both cooking and entertaining. The kitchen is fully equipped with high-quality integrated appliances, to include a Bosch hob, oven, grill, fridge/freezer, and dishwasher, along with a concealed Hotpoint washer-dryer for added convenience. With the added benefit of a laundry/utility area with separate sink. The relaxing separate lounge benefits from a log burner.

The interior is further enhanced by an oak staircase adorned with glass balustrade & a carpet runner, leading to the upper levels where comfort continues. A feature chandelier adds a touch of sophistication, while the Herringbone LVT tile flooring & carpet throughout provides both durability and style.

This home benefits underfloor heating to the ground floor & gas central heating.

Outside, the property boasts a beautifully landscaped lawn and thoughtfully designed patio areas, perfect for enjoying the outdoors. The integral garage features an electrically operated insulated up-and-over door, solar operating equipment, and an EV charging point, catering to modern needs.

The location is as special as the homes with a private pedestrian access to Wesley Walk you can park up, step out and enjoy Burbage- its cafes, pubs, restaurants, local shops, walks and welcoming village atmosphere. Homes can be built again; the opportunity to live in this particular setting is far harder to recreate. Located next to the primary school & just 250m from the Junior School

selling quality
property since 1995




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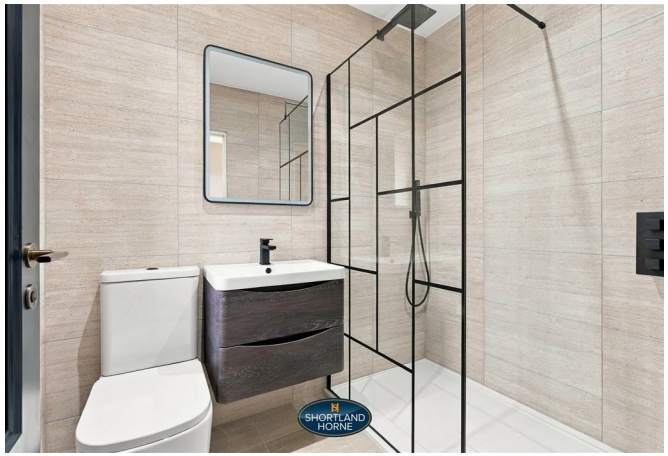

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Dimensions

GROUND FLOOR

Entrance Hall

Lounge
5.7 x 3.57

Kitchen/Dining
7.8 x 6.13

Utility Room
2.67 x 1.88

FIRST FLOOR

Master Bedroom
5.7 x 3.53

Ensuite

Bedroom Two
5.7 x 3.57

Ensuite

Bedroom Three
4.54 x 3.95

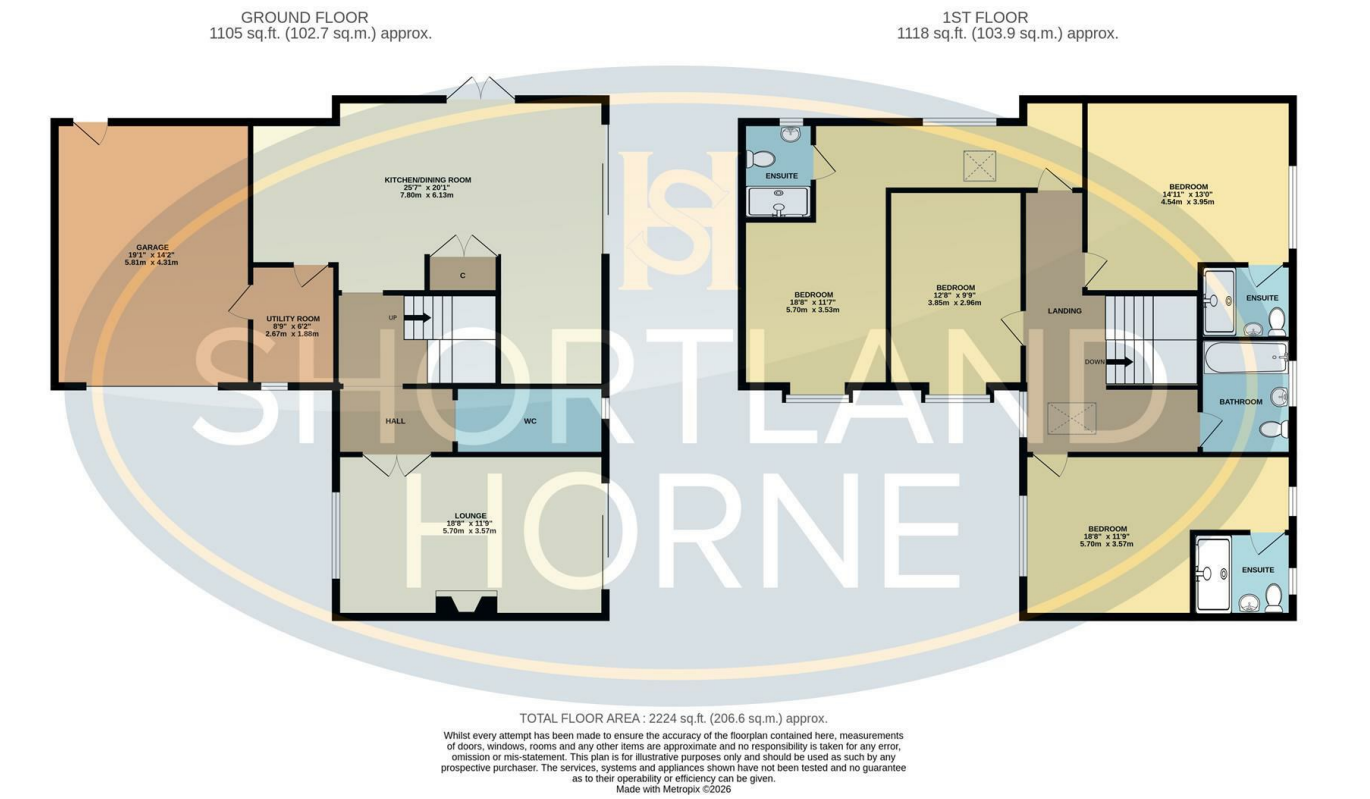
Ensuite

Bedroom Four
3.85 x 2.96

Family Bathroom

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Floor Plan



TOTAL FLOOR AREA : 2224 sq.ft. (206.6 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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Total area: 2224.00 sq ft

Disclaimer

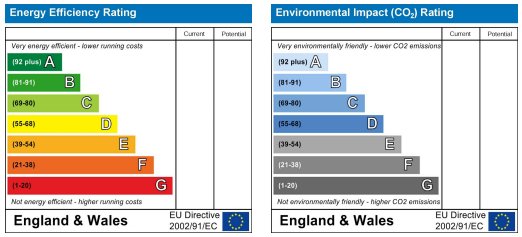
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.
Viewing Strictly by arrangement through Shortland Horne.
Measurements Room measurements and floor plans are for guidance purposes only and are approximate.
Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in ccordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



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