

**4 Bedroom House - Semi-Detached**  
**located on Garden Close, Burbage**  
**Offers Over £270,000**

**UP Estates**



\*\*\*FLEXIBLE FOUR-BEDROOM SEMI | GROUND FLOOR SUITE | SKYLIT RECEPTION ROOM | DRIVEWAY FOR TWO | DESIRABLE BURBAGE LOCATION OFF RUGBY ROAD\*\*\*

Tucked away in a quiet cul-de-sac just off Rugby Road, this beautifully presented four-bedroom semi-detached home offers generous living space and a versatile layout—perfect for modern families or multi-generational living. Located in the sought-after village of Burbage, the home is close to local amenities, highly regarded schools, and just a short distance from Hinckley town centre, the M69, A5, and Hinckley train station, making it ideal for commuters.

Step inside and you'll find a smart front-facing kitchen with ample cabinetry and worktops, ideal for everyday cooking and entertaining. The central living room forms the heart of the home, flowing through to the real showstopper—a stunning dining/reception room to the rear with a skylight overhead and doors opening onto a stylish, low-maintenance garden with two raised decking areas for lounging or dining alfresco.

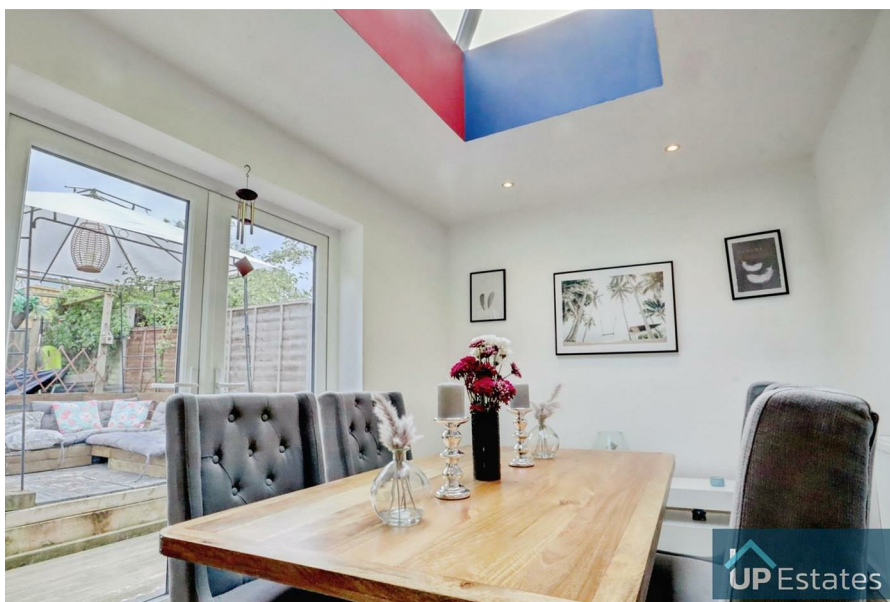
The ground floor also features a double bedroom with ensuite, offering flexibility as a guest suite, home office or additional reception room, alongside a convenient downstairs WC.

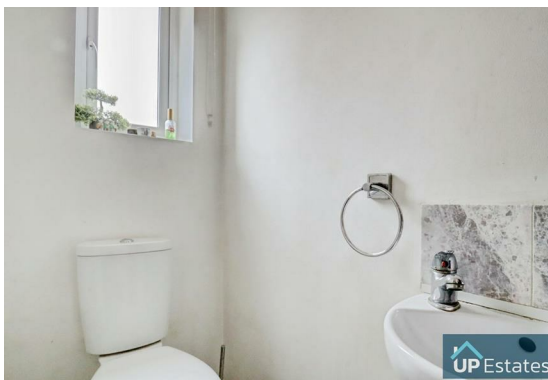
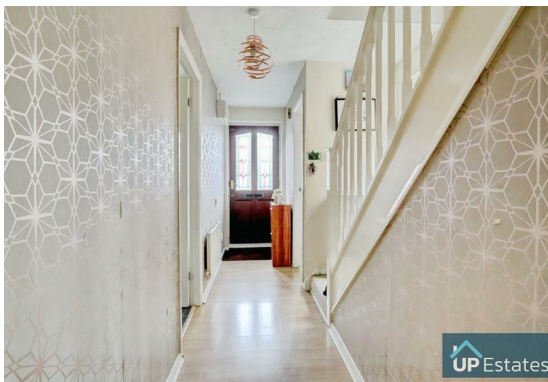
Upstairs are two further double bedrooms, a generous single, and a family bathroom, all beautifully maintained.

The property also benefits from driveway parking for two vehicles, a neat front garden, and a highly desirable location within walking distance of village shops, cafes, and pubs.

## Offers Over £270,000

- SOUGHT-AFTER LOCATION JUST OFF RUGBY ROAD IN BURBAGE
- FOUR BEDROOMS INCLUDING GROUND FLOOR DOUBLE WITH ENSUITE
- BRIGHT, SKYLIT DINING ROOM OPENING TO REAR GARDEN
- TWO RAISED DECKING AREAS | LOW-MAINTENANCE GARDEN
- DRIVEWAY FOR TWO VEHICLES
- QUIET CUL-DE-SAC
- EXCELLENT LOCAL SCHOOLS & TRANSPORT LINKS NEARBY





### **IMPORTANT NOTE TO PURCHASERS**

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.



All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

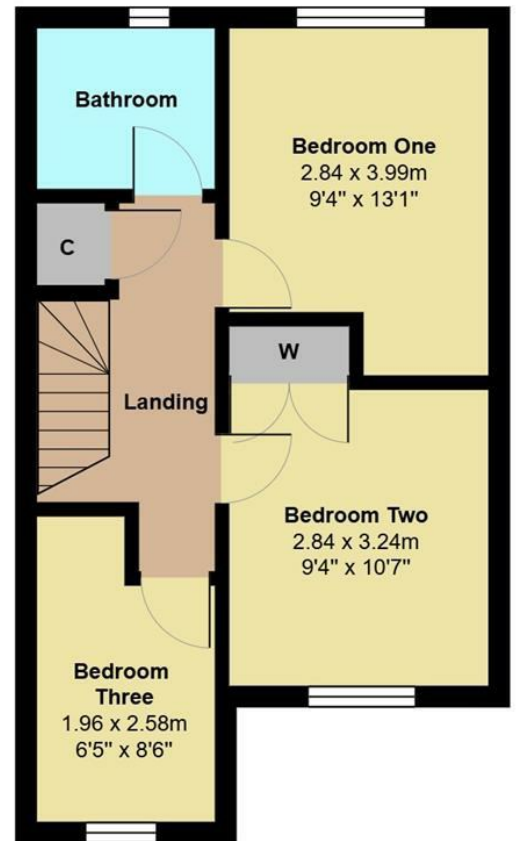
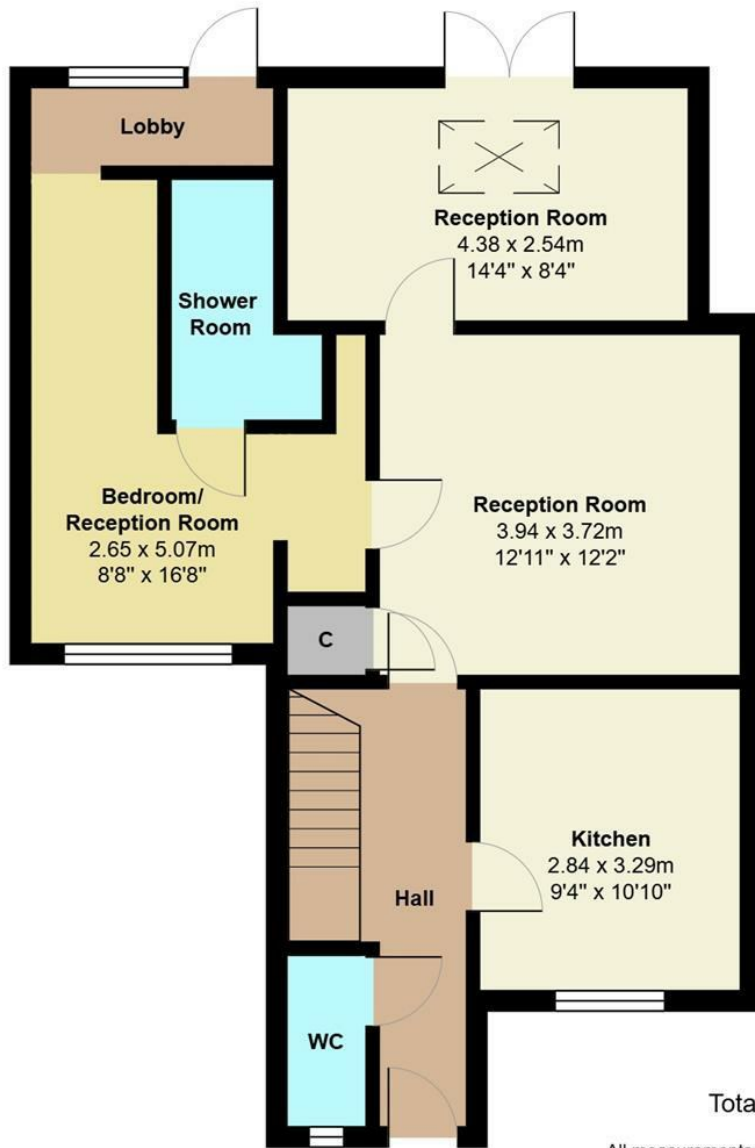
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Garden Close, Burbage





Total Area: 104.8 m<sup>2</sup> ... 1128 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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