



Burleigh Road, Hinckley  
Offers In The Region Of £270,000





Situated on the ever-popular Burleigh Road, this beautifully renovated and substantially extended three-bedroom bay-fronted semi-detached home has been finished to an exceptional standard throughout. Offering stylish interiors, a stunning open-plan kitchen living space, landscaped garden and versatile outbuilding, this property is perfectly suited to modern family living.



The property is approached via a concrete driveway providing off-road parking for two vehicles. Upon entering, you are welcomed into a spacious entrance hall, beautifully decorated and setting the tone for the quality seen throughout the home.

To the left of the hallway sits the main living room, positioned at the front of the property. This elegant bay-fronted room benefits from additional floor space and an abundance of natural light. Recently redecorated in a tasteful, neutral palette, the room offers a refined yet comfortable setting, with new carpets due to be refitted shortly.



Returning to the hallway, a neatly tucked-away under-stairs storage cupboard provides practical storage, while stairs rise to the first floor.

The hallway then opens into the heart of the home - a gorgeously extended open-plan kitchen living space, finished to a superb standard. The contemporary kitchen is fitted with integrated appliances including a dishwasher, wine cooler, oven and hob, microwave, and the added luxury of an instant hot tap. A central kitchen island provides additional preparation space and a sociable focal point. Modern parquet flooring runs throughout, enhancing the sense of continuity and style.

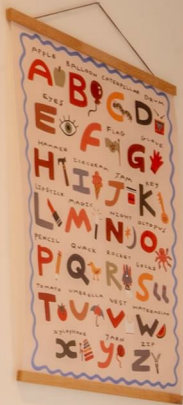


Enhancing the lifestyle appeal further, the kitchen diner benefits from integrated Bluetooth surround sound speakers with a built-in digital wall screen, creating an immersive entertainment experience - perfect for hosting or relaxed family evenings.

The extension has considerably increased the footprint of the property, creating a versatile area that can be used as a dining space, additional living area, or both. Bi-fold doors open out onto the landscaped rear garden, while skylights within the extension flood the space with further natural light, creating a bright and airy environment ideal for entertaining and family life.

To the right of the kitchen is a tidy utility room, complete with wall storage and a convenient ground-floor WC - a highly practical addition.







Upstairs, the property offers three bedrooms. Two are generous double rooms, while the third single bedroom is ideal as a nursery, home office, study or cosy snug, depending on individual needs.





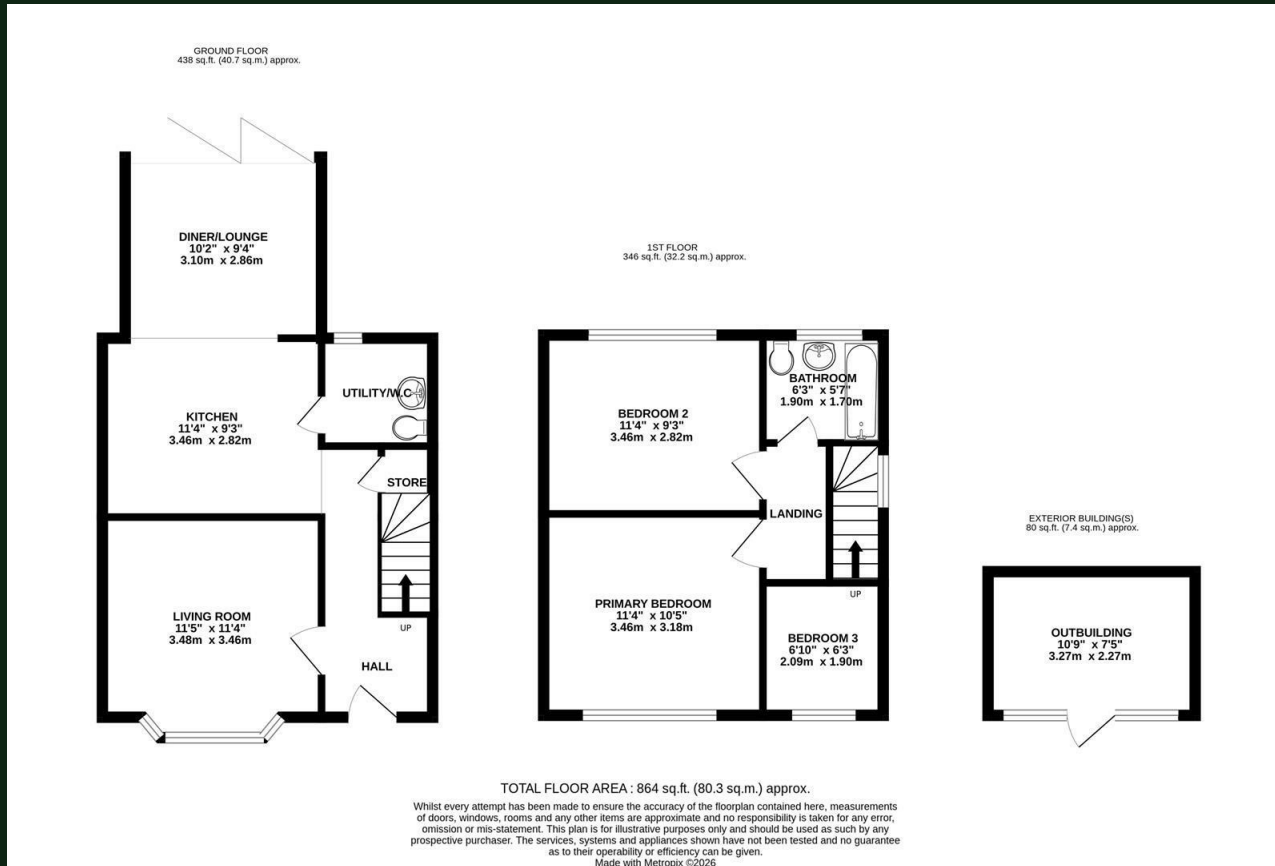
The family bathroom is also located on the first floor and has been beautifully finished with a shower over bath, WC and wash hand basin. Marble tiling throughout elevates the space, creating a clean, neutral and luxurious feel.

Externally, the landscaped rear garden has been thoughtfully designed for low maintenance and enjoyment. A patio area provides the perfect setting for outdoor furniture and entertaining, while artificial grass replaces the traditional lawn for year-round practicality. To the rear of the garden sits a fully self-contained summer house measuring approximately 2.5m x 3.5m, currently utilised as a home salon.

This versatile unit benefits from power and excellent insulation, and will remain at the property, offering superb potential for use as a home office, gym, studio or hobby space.

# Key Features:

- Beautifully renovated and extended three-bedroom bay-fronted semi-detached home
- Stunning open-plan kitchen living space with island and bi-fold doors
- Integrated appliances including wine cooler, dishwasher, oven and microwave
- Stylish family bathroom with marble tiling and shower over bath
- Landscaped rear garden with patio, artificial lawn and versatile powered outbuilding
- Driveway parking for two vehicles in a popular Hinckley location



# REZIDE



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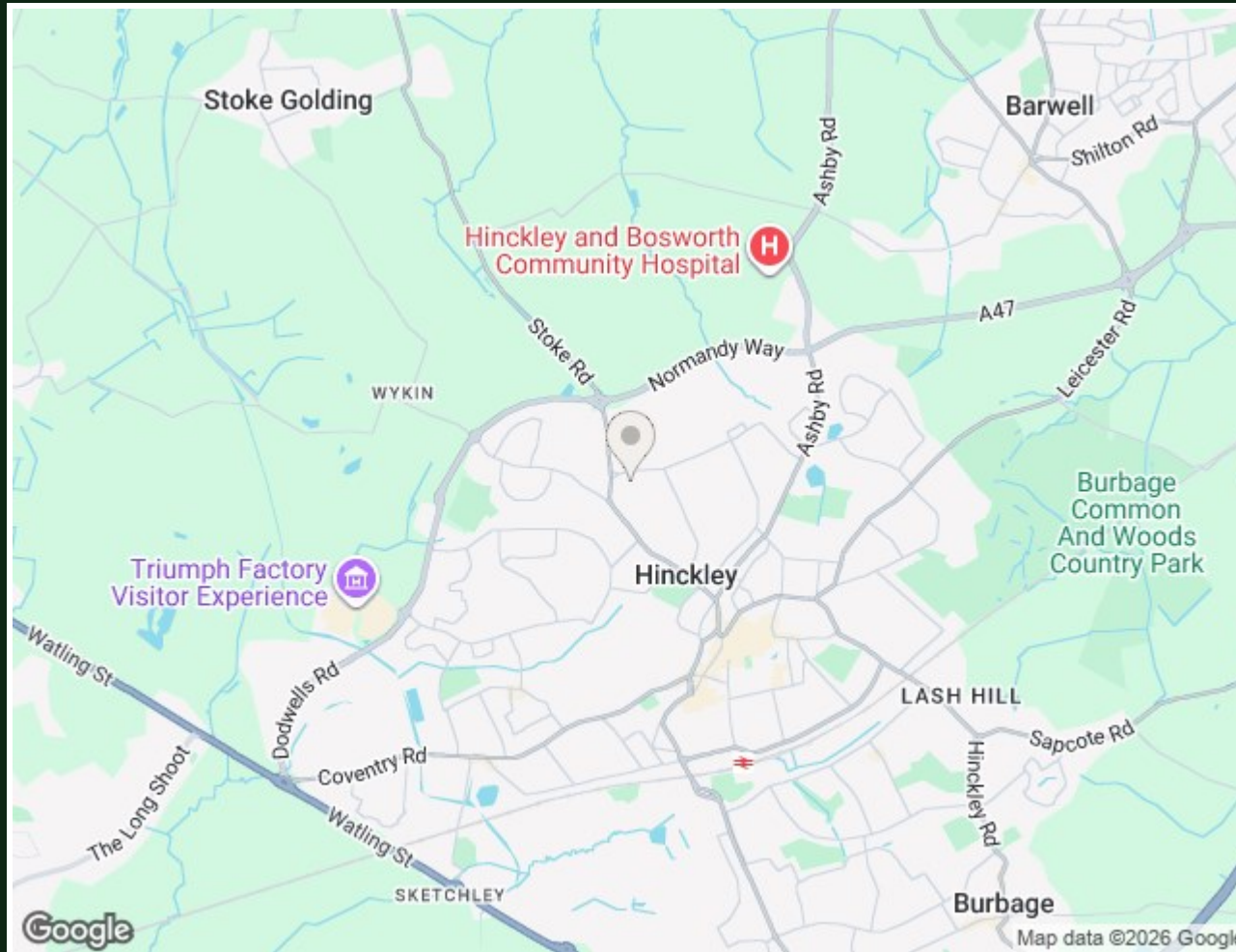
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864.00 sq ft

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B		87	(81-91) B
(69-80) C			(69-80) C
(55-68) D	61		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

# Where to find Burleigh Road, Hinckley



Burleigh Road is ideally positioned within Hinckley, offering convenient access to a wide range of local amenities including shops, supermarkets, cafés, restaurants and well-regarded schools. Hinckley town centre is within easy reach, as are excellent transport links including the A5, M69 and Hinckley railway station, providing direct services to Leicester, Birmingham and beyond. With parks, leisure facilities and countryside nearby, this location offers an ideal balance of accessibility and community living.