



Sketchley Road Burbage

- Bay-fronted semi-detached home
- Four bedrooms across three floors
- Blend of character and modern style
- Open-plan living with vaulted ceiling
- Bright interiors with period features
- Garden access from main living space
- Private rear terrace and lawn
- Powered former air-raid shelter
- EPC Rating E / Council Tax Band C / Freehold

Alexanders are delighted to present this bay-fronted, four bedroom, semi-detached home, combining classic proportions with a considered modern finish. The property offers a balanced layout and a strong sense of character.

Inside, the accommodation is defined by bright, flowing spaces and a careful blend of original detailing with contemporary design. A standout feature is the impressive open-plan area, where a vaulted ceiling enhances volume and light, while garden access adds to the overall sense of openness. Across the home, character features have been retained to provide warmth and individuality.

Outside, the rear garden offers a private and established setting, with a terrace for seating leading onto a generous lawn bordered by mature planting. A former air-raid shelter with power adds a unique and practical element to the space.

The property is situated within easy reach of Burbage village centre, providing access to a range of amenities, along with convenient transport links to surrounding towns and cities.





Accommodation:

Accessed via a side entrance, the property opens into a generous hallway with built-in storage and a staircase leading to the first floor. Positioned to the right is the sitting room, featuring a gas fireplace and an abundance of period character, including tall skirting boards, decorative corning, and a bay sash window.

Leading through, there is a well-proportioned second reception room, currently arranged as a snug but offering excellent flexibility for a variety of uses. The ground floor is completed by a superb open-plan dining kitchen, fitted with a range of integrated appliances set beneath granite worktops. French doors provide direct access to the garden, while a vaulted ceiling enhances the sense of light and space, creating an inviting setting for both everyday living and entertaining.

The first floor hosts two generously sized double bedrooms, along with a stylish four-piece family bathroom featuring a freestanding roll-top bath.

Occupying the second floor are two additional bedrooms, one of which benefits from its own en suite shower room. Both rooms enjoy elevated positions, offering far-reaching views across the surrounding area.

Gardens and land:

The front elevation is framed by a hard landscaped area. To the rear, a lovely private seating terrace provides the perfect spot for relaxing and outdoor entertaining. Well stocked herbaceous borders frame a substantial lawned area beyond, which leads to a former air raid shelter with electricity connected.

Location:

Situated in the highly sought-after village of Burbage, the property is within easy walking distance of a range of local amenities including independent shops, cafés, and pubs, all contributing to a strong village community feel, with further facilities available in nearby Hinckley.

The location is well served for commuters, with easy access to the M69 motorway, the A5 and Hinckley railway station offering direct links to Leicester, Birmingham and beyond. Families are well catered for with access to well-regarded local schooling, along with a range of additional primary and secondary options in the wider area.

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.

Local Authority:

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band C.

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.





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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:

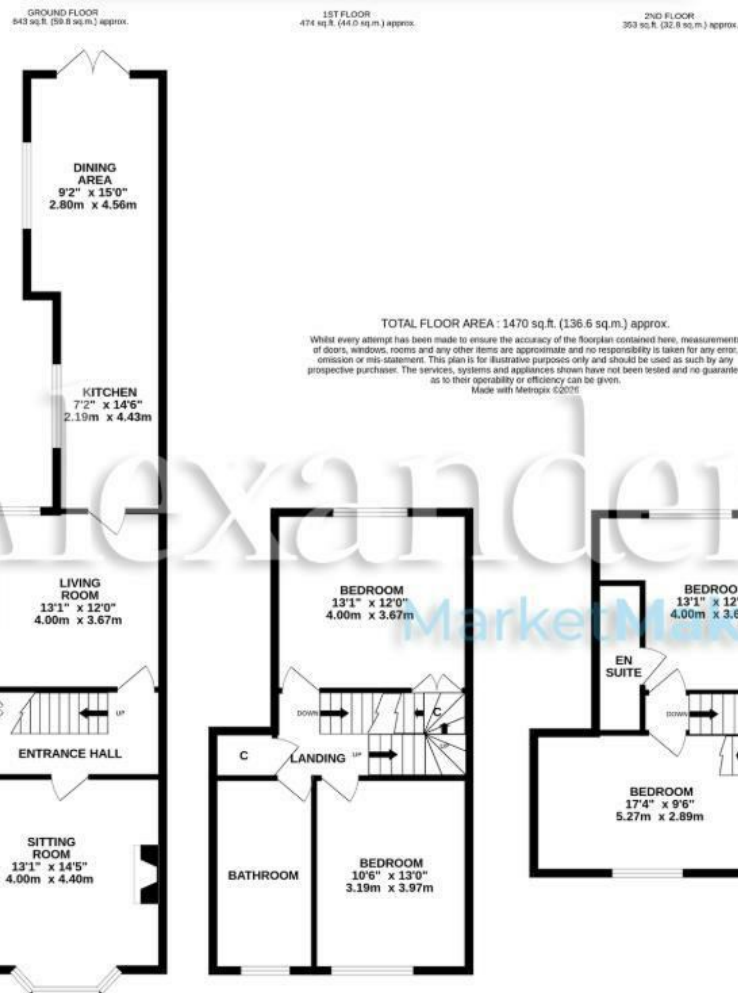
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	50	
(21-38) F		



