



104 Lutterworth Road, Burbage, Hinckley, Leicestershire, LE10 2DW

HOWKINS &  
HARRISON



104 Lutterworth Road,  
Burbage, Hinckley,  
Leicestershire, LE10 2DW

Guide Price: £375,000

This charming and spacious four-bedroom semi-detached property, located in popular village of Burbage, offers four bedrooms, two reception rooms, kitchen, downstairs shower room, four bedrooms over two floors and a family bathroom. Outside, there is ample off-road parking and to the rear- delightful mature garden with a large covered patio area.

### Features

- Four bedroom family home
- Delightful rear garden with ample space
- Two reception rooms
- Downstairs shower room & family bathroom
- Four bedrooms over two floors
- Kitchen
- Covered patio area
- Ample off-road parking
- Sought after location
- Energy Rating-D





## Location

Burbage is considered to be a commuter location for large parts of Leicestershire, Warwickshire and the West Midlands as it is ideally placed for the M69 which links the M6 and M1 and the A5.

The nearest railway station is Hinckley which is about 1.5 miles from Burbage centre on the boundary between Burbage and Hinckley. Local amenities include a small library, primary school, infant school, junior school and high school.



## Ground Floor

On the ground floor, the hallway has doors off to the lounge/diner with French doors to a covered patio area and rear garden providing ample light into the room and a feature fireplace. There is a study/playroom, kitchen with built in oven, space for a washing machine, fridge/freezer and dishwasher, downstairs shower room and study/playroom.

## First Floor

Upstairs to the first floor there are three bedrooms, two of which are doubles (with one bedroom overlooking fields to the rear and beyond) and a family bathroom with WC and shower over the bath.

## Second Floor

To the top floor, a further good-sized double bedroom with a window to the rear aspect overlooking fields and beyond.











## Outside

To the front of the property there is ample off-road parking for several cars. To the rear, there is a large covered, gated patio area which can be accessed from the lounge/diner. The garden is a good size and is mainly laid to lawn with mature hedging, herbaceous plants and trees. There is a green house, large storage shed and further to the rear - a summer house and a workshop with wired electrics to the mains.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

This charming and spacious four-bedroom semi-detached property offers ample off-road parking and a delightful rear garden.







## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01455-559203.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

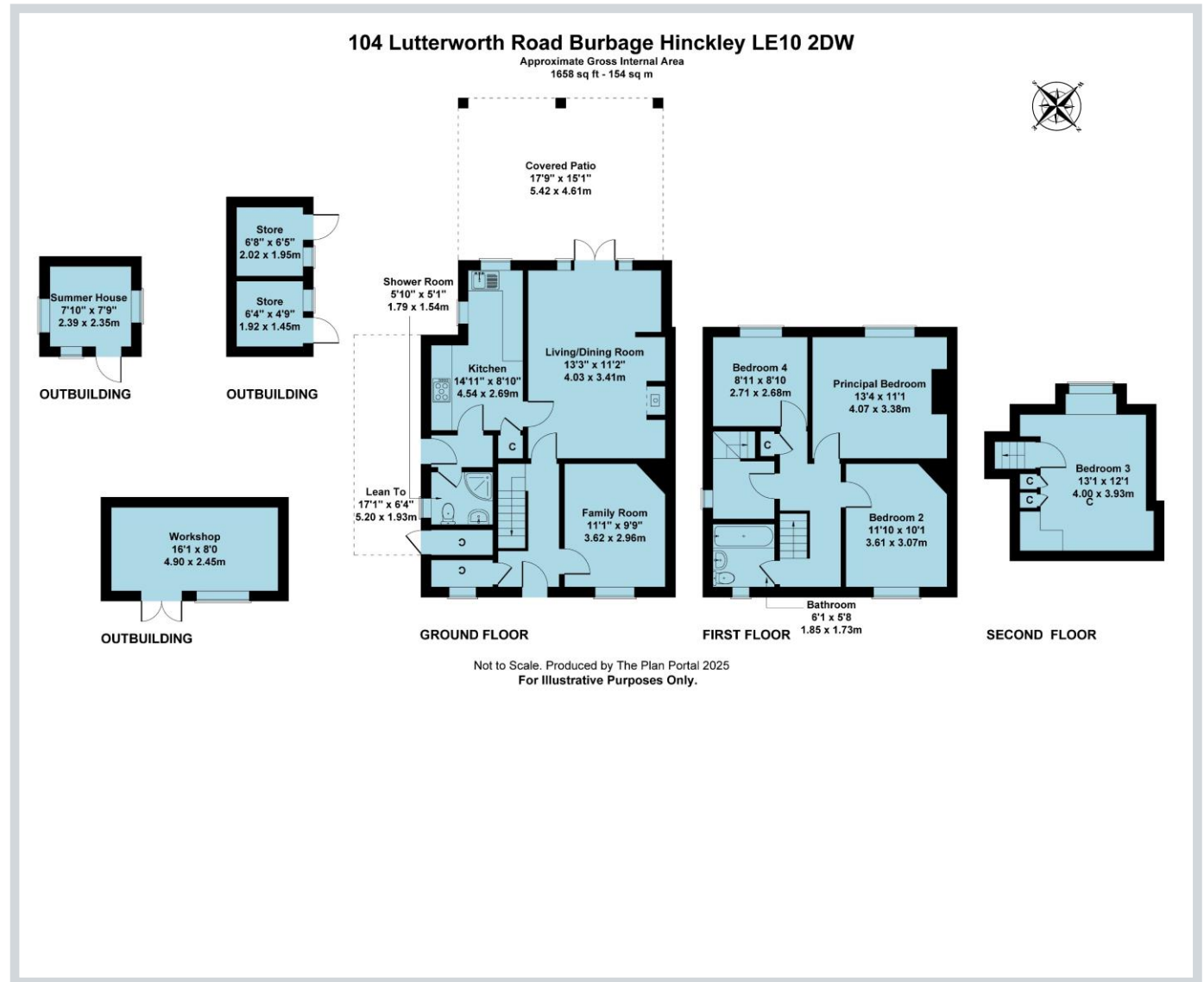
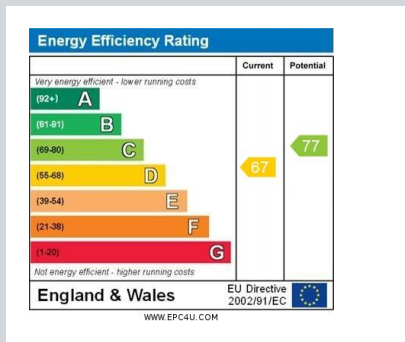
## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

Hinckley and Bosworth District Council. [Tel:01455-238141](tel:01455-238141).

## Council Tax Band-B



## Howkins & Harrison

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