



Connells

Elmtree Drive
Burbage Hinckley

Elmtree Drive Burbage Hinckley LE10 2TX

for sale offers in the region of
£425,000



Property Description

Nestled in a quiet cul-de-sac within the desirable village of Burbage, this attractive and well-maintained three-bedroom detached home offers a perfect balance of peaceful suburban living and convenient access to local amenities - ideal for families, professionals, and downsizers alike.

Situated within walking distance of Burbage village centre, featuring local shops, cafés, pubs, local schools, and a post office - offering a wonderful community feel. Excellent commuting position with easy access to the A47, A5, M69, and Hinckley railway station, ideal for travel to Leicester, Coventry, Birmingham, and more.

Close to well-regarded schools including Barwell Church of England Academy and Hastings High School, and plenty of green space at Burbage Common & Woods. Just a short drive to Hinckley town centre - offering shopping, leisure, dining, and cinema facilities at The Crescent complex.

In summary, offers comfortable and stylish family living in a well-connected, sought-after village setting. Book your viewing to discover this lovely home in one of Leicestershire's most appealing neighbourhoods!



Entrance Porch & Hall

Cloakroom

6' 7" x 3' 7" (2.01m x 1.09m)

With frosted window to the front, w/c, wash hand basin and radiator.

Lounge

16' x 13' 6" (4.88m x 4.11m)

With feature fireplace, carpet floor, TV points, radiator and bay-window to the front.

Dining Room

11' 6" x 8' 8" (3.51m x 2.64m)

With carpet floor, radiator and window to the rear.

Kitchen

11' 5" x 10' 1" (3.48m x 3.07m)

Fitted kitchen with integrated appliance (dishwasher, electric hob, double oven & extractor fan), with sink unit with mixer tap. Kitchen island and window to the rear.

Utility Room

8' 10" x 4' 8" (2.69m x 1.42m)

Bedroom 1

12' 9" x 10' (3.89m x 3.05m)

With carpet floor, fitted furniture, radiator, TV points, and window to the front.

Bedroom 2

9' 2" x 15' (2.79m x 4.57m)

With carpet floor, fitted wardrobes, radiator and window to the rear.

Bedroom 3

9' 2" x 15' (2.79m x 4.57m)

With carpet floor, fitted wardrobes and shelving, radiator and sliding door to the rear.

Bathroom

9' 4" x 7' (2.84m x 2.13m)

Fully tiled bathroom, having a bath, with separate shower unit, wash hand basin, and toilet.

Outside

Attractive cul-de-sac setting with driveway parking for 3-4 cars, side access, and a fully enclosed landscaped rear garden.

Features include sheds, a greenhouse, and a double garage with electric door, power, lighting, and side windows.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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88 Castle Street
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EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/HIN313350



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