



Connells

Elmtree Drive
Burbage Hinckley



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

T 01455 230523
E hinckley@connells.co.uk

88 Castle Street
 HINCKLEY LE10 1DD

EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

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



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HIN313350 - 0005