

10, Boyslade Road East, Burbage, Leicestershire, LE10 2RQ

HOWKINS & HARRISON

10, Boyslade Road East, Burbage, Leicestershire, LE10 2RQ

Guide Price: £625,000

An impressive, individually designed and substantially modernised four bedroom detached family home, offering 1884 sqft of spacious and beautifully presented accommodation, situated in a sought-after residential location within the popular village of Burbage. The property features a superb open-plan kitchen, dining and sitting room, separate living room, utility room, guest cloakroom, four generous bedrooms, en-suite to the principal bedroom and family bathroom. Externally, the property benefits from a beautifully landscaped rear garden with substantial timber garden room, generous entertaining terraces, ample off-road parking and an integral garage.

Features

- Impressive individually designed detached family home
- Substantially extended and beautifully modernised throughout
- Approximately 1,884 sqft of accommodation
- Four generous bedrooms, principal with en-suite
- Superb open-plan kitchen, dining and sitting room
- Separate living room with log-burning stove
- Landscaped rear garden with substantial garden room
- Ample off-road parking and integral garage







Location

10 Boyslade Road East occupies a convenient position within the highly regarded village of Burbage, offering easy access to a wide range of local amenities whilst being well placed for commuting throughout the Midlands. Burbage boasts a thriving village centre with a variety of independent shops, cafés, traditional public houses, restaurants, schools and everyday facilities. The nearby market town of Hinckley provides a more comprehensive range of shopping, leisure and recreational amenities, together with a railway station offering regular services to Leicester and Birmingham via Nuneaton. For commuters, the A5, M69 and M1 motorway networks are readily accessible, providing excellent road connections to Leicester, Coventry, Birmingham and the wider motorway network. The surrounding countryside also offers attractive walks and outdoor recreational opportunities.

Travelling Distances

Hinckley Railway Station – 1 mile
M69 Motorway (Junction 1) – 2.5 miles
A5 – 3 miles
Nuneaton – 6 miles
Lutterworth – 9 miles
Coventry – 14 miles
Leicester – 15 miles
Birmingham – 30 miles



Accommodation Details - Ground Floor

The accommodation is approached via an attractive contemporary entrance door with glazed side panels, opening into a welcoming and spacious reception hall featuring attractive wood-effect flooring, recessed ceiling spotlights and an oak staircase with glass balustrading rising to the first floor. The hallway provides access to the principal ground floor rooms, including a conveniently positioned guest cloakroom fitted with a WC and wash hand basin.

The separate living room is situated towards the front of the property and provides a comfortable, well-proportioned reception space, featuring a window overlooking the frontage, recessed ceiling spotlights and a log-burning stove. Double doors open through to the impressive open-plan kitchen, dining and sitting room, creating a natural flow between the two reception areas. Undoubtedly a particular feature of the property is the superb open-plan kitchen, dining and sitting room, extending across the full width of the rear elevation and providing an excellent space for modern family living and entertaining. The kitchen is beautifully appointed with an extensive range of shaker-style fitted units, complementary work surfaces, integrated appliances and a substantial central island incorporating additional storage and a breakfast bar seating area. The dining area comfortably accommodates a large family dining table, whilst the adjoining sitting area provides generous space for informal relaxation. A striking glazed roof lantern floods the room with natural light, complemented by an extensive arrangement of bi-folding doors opening directly onto the rear terrace and landscaped garden. Attractive wood-effect flooring, recessed ceiling spotlights and stylish finishes continue throughout this impressive space. A separate utility room, accessed from the kitchen area, provides further fitted storage, work surfaces, a stainless steel sink and space and plumbing for laundry appliances, together with a connecting door to the integral garage.


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First Floor

The attractive oak staircase with glass balustrading rises from the reception hall to a spacious and light-filled first floor landing, featuring a contemporary arrangement of suspended pendant lighting above the stairwell. The landing provides access to all four bedrooms and the family bathroom, with a window overlooking the front of the property.

The impressive principal bedroom is situated to the rear of the property and is a particularly generous double room, beautifully presented with attractive feature walls, recessed ceiling spotlights and ample space for bedroom furniture. Glazed French doors with side panels provide plenty of natural light and attractive views over the rear garden. The bedroom benefits from a stylish en-suite shower room, finished with contemporary marble-effect wall and floor tiling, incorporating a glazed shower enclosure, WC, wall-mounted vanity unit with wash hand basin, illuminated mirrored cabinets and a heated towel rail. Bedrooms two and three are both positioned towards the front of the property, with bedroom two providing a well-proportioned double room and bedroom three offering comfortable and versatile accommodation suitable for use as a children's bedroom, guest room or home office. Bedroom four is situated to the side of the landing and provides a further generously proportioned bedroom, with bedrooms two and four also benefiting from roof windows providing additional natural light.

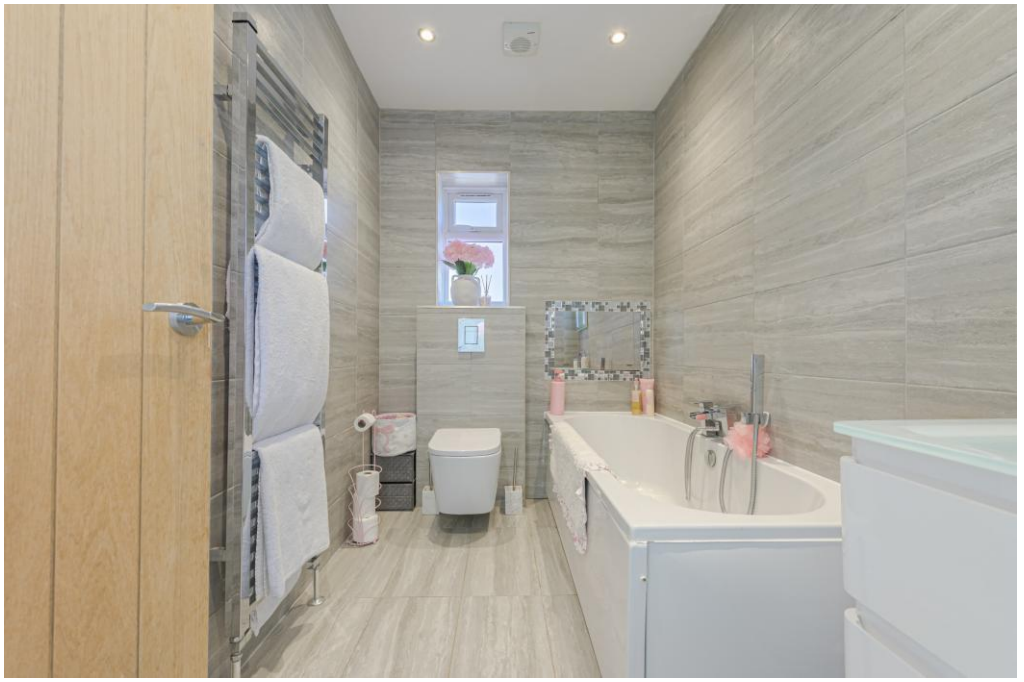
Completing the first floor accommodation is a contemporary family bathroom, fitted with a white suite comprising a panelled bath with shower attachment, WC and wash hand basin with vanity storage beneath. The bathroom is finished with attractive tiling to the walls and floor, together with recessed ceiling spotlights and a heated towel rail.



Outside

To the front, the property enjoys an attractive contemporary elevation combining brickwork and rendered finishes beneath a tiled roof, with a distinctive central gable and glazed entrance providing an impressive approach to the house. A generous gravelled frontage provides ample off-road parking, complemented by a paved pathway leading to the front entrance and access to the integral garage, which is fitted with an electric roller shutter door. Gated side access leads to the beautifully landscaped rear garden, which has been thoughtfully designed for ease of maintenance and outdoor entertaining. An extensive paved terrace extends across the rear of the property, accessed directly from the open-plan kitchen, dining and sitting room through the bi-folding doors. Beyond this is a central area of artificial lawn, bordered by further paved pathways and enclosed by contemporary horizontal timber fencing, providing a good degree of privacy. To the rear of the garden is a substantial timber garden room with an adjoining covered seating and entertaining area, ideal for outdoor dining and relaxation. A further timber outbuilding provides useful additional storage, completing this attractive and practical outdoor space.









Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

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

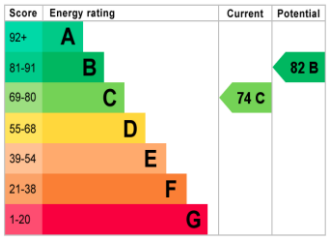
None of the services have been tested. We are advised that mains water, drainage gas and electricity are connected to the property. The central heating is ?

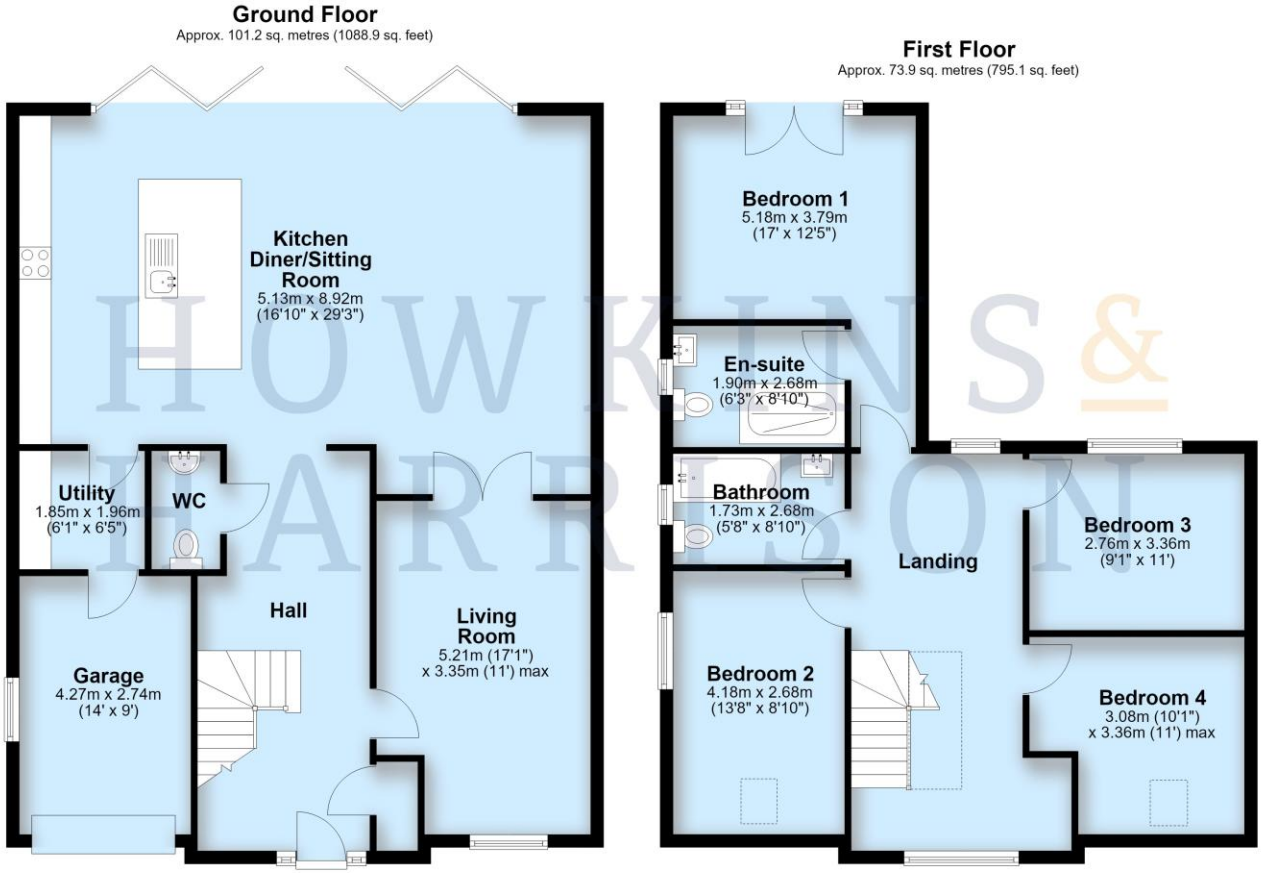
Local Authority

Hinckley and Bosworth Council - Tel: 01455-238141

Council Tax

Band - D





Total area: approx. 175.0 sq. metres (1883.9 sq. feet)

Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone	01827 718021
Email	property@howkinsandharrison.co.uk
Web	howkinsandharrison.co.uk
Facebook	HowkinsandHarrison
Twitter	HowkinsLLP
Instagram	HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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