



**Connells**

Crossland Row  
Burbage Hinckley



### Property Description

Attractive Home in a Highly Sought-After Burbage Location

Situated within the ever-popular village of Burbage, offers well-presented and versatile accommodation ideal for families, professionals, first-time buyers or investors.

The property benefits from a pleasant residential setting while remaining within easy reach of village amenities, excellent schools and commuter links.

Located in a popular and established residential area of Burbage. Within walking distance of Burbage village centre, offering shops, cafés, pubs and everyday amenities.

Being well placed for highly regarded local schools with easy access to Hinckley town centre for a wider range of shopping and leisure facilities.

Excellent commuter links via the A47, A5 and M69, connecting Leicester, Coventry and Birmingham. Close to Burbage Common and Woods, ideal for countryside walks and outdoor activities.

Fantastic opportunity to secure a well-located home in one of Burbage's most desirable areas, combining comfort, convenience and community appeal. Early viewing is highly recommended.



## Ground Floor

Step into the welcoming entrance hall, where stairs rise to the first floor and a convenient ground floor WC is located. To the front of the property is a generous lounge, offering a comfortable and relaxing living space with plenty of room for modern family seating.

To the rear, the real heart of the home is the impressive open-plan kitchen/dining room. This spacious area provides ample room for both cooking and entertaining, with central island and dining space, and doors opening out to the rear garden allowing natural light to flood in. Off the kitchen is a separate utility room, ideal for additional appliances and laundry, along with a useful store room providing excellent extra storage.

## First Floor

Landing leads to four well-proportioned bedrooms. The main bedroom benefits from its own en-suite shower room. Bedrooms two and three are comfortable doubles, while bedroom four offers flexibility as a nursery, guest room or home office. The family bathroom is fitted with a modern suite including bath, wash hand basin and WC.

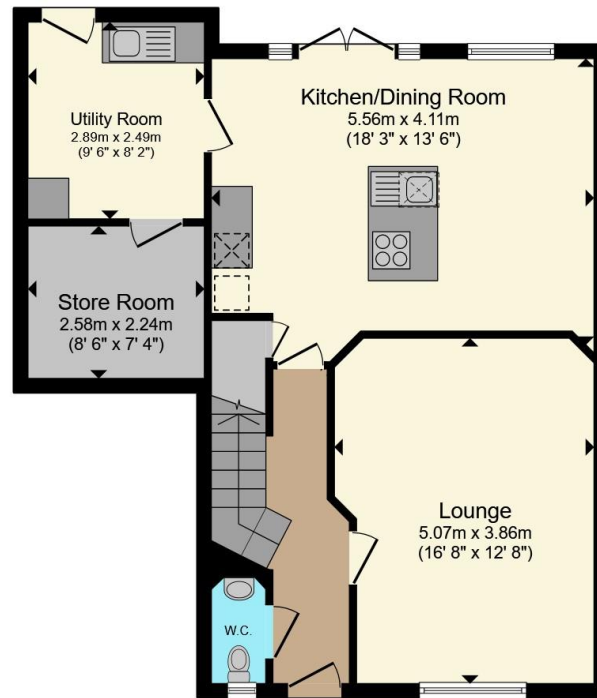
## Outside

Property enjoys a well-maintained rear garden, mainly laid to lawn with patio seating area - perfect for outdoor dining and family use. To the front, the home sits attractively within the development with driveway parking.

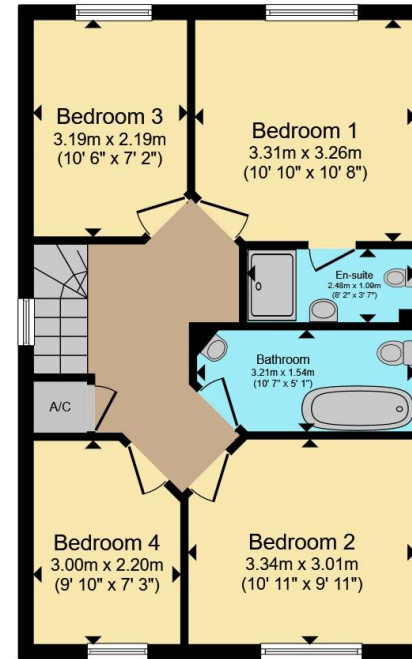








**Ground Floor**



**First Floor**

Total floor area 116.7 m<sup>2</sup> (1,256 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/HIN313780](http://connells.co.uk/Property/HIN313780)**



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