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Wesley House, 1 The Grove,
Burbage LE10 2AE

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Wesley House located in the new prestigious gated development off Grove Road in the heart of Burbage offers an exceptional living experience comprising of four spacious bedrooms, two of which boast their own ensuites plus a beautiful family bathroom. This property is designed for both comfort and style. With gardens to the front & rear.

The location is as special as the homes with a private pedestrian access to Wesley Walk you can park up, step out and enjoy Burbage- its cafes, pubs, restaurants, local shops, walks and welcoming village atmosphere. Homes can be built again; the opportunity to live in this particular setting is far harder to repeat.

As you enter, the open-plan space seamlessly blends modern living with elegant design. The heart of the home features a beautifully appointed kitchen, showcasing stone shaker cabinetry complemented by brass fittings. The Calacatta Luxo quartz worktop and peninsular breakfast bar create a perfect space for both cooking and entertaining. The kitchen is equipped with high-quality integrated appliances, including a Bosch hob, oven, grill, fridge/freezer, and dishwasher, along with a concealed Hotpoint washer-dryer for added convenience.

An oak staircase adorned with a black metal balustrade and a carpet runner leading to the upper levels where comfort continues. A feature chandelier adds a touch of sophistication, while the luxury herringbone LVT flooring throughout provides both durability and style.

Outside, the property boasts a beautifully landscaped lawn and thoughtfully designed patio areas, perfect for enjoying the outdoors. The long single-width garage is detached and features an electrically operated insulated up-and-over door, solar operating equipment, and an EV charging point, catering to modern needs.

With parking available for three vehicles and situated in a development of just four luxury homes, Its the perfect opportunity to enjoy a tranquil yet convenient lifestyle in a sought-after location.

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Dimensions

Ground Floor

Entrance Hall

Kitchen/Dining Room
7.75 x 3.44

Lounge Room
4.5 x 3.44

Office
2.1 x 1.75

Downstairs Cloakroom

FIRST FLOOR

Landing

Master Bedroom
3.8 x 3.83

Ensuite

Bedroom Two
3.44 (max) x 3.24

Ensuite

Bedroom Three
3.5 x 3.45

Ensuite

Bedroom Four
4.23 x 2.57

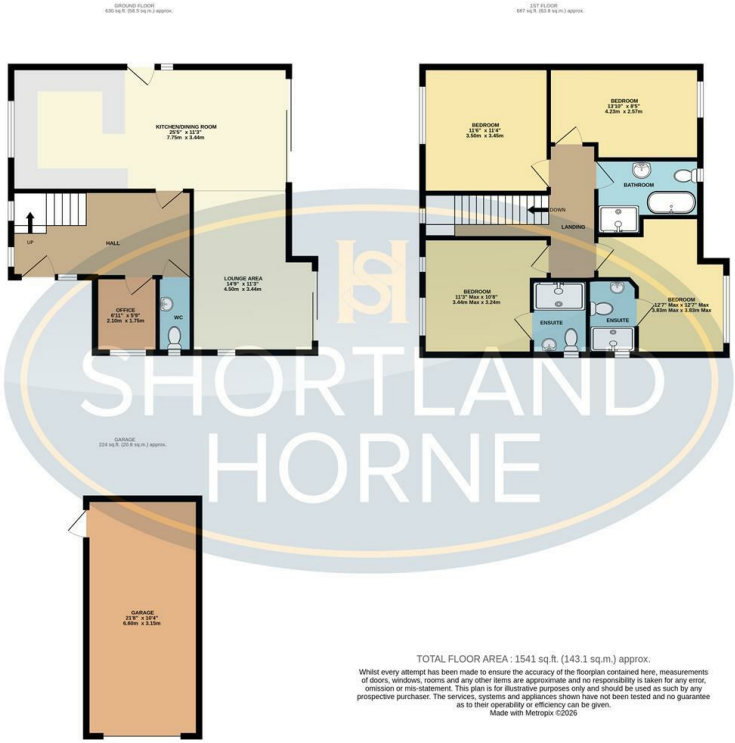
Family Bathroom

External

Garage
6.6 x 3.15

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Floor Plan



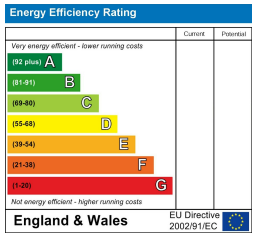
TOTAL FLOOR AREA : 1541 sq.ft. (143.1 sq.m.) approx.

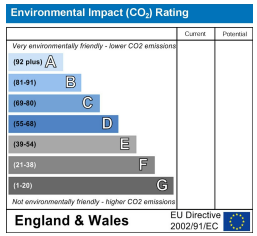
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location Map



EPC





Total area: 1541.00 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.
Viewing Strictly by arrangement through Shortland Horne.
Measurements Room measurements and floor plans are for guidance purposes only and are approximate.
Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in ccordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. 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.
Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

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