

207 Sketchley Road
Burbage | Hinckley | Leicestershire | LE10 2DY

FINE & COUNTRY

207 SKETCHLEY ROAD



An exceptional five-bedroom detached home offering approximately 3,665 sq ft of beautifully presented accommodation, with outstanding living space, superb bedroom proportions and a particularly impressive contemporary extension.


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KEY FEATURES

Occupying a prominent position on Sketchley Road in Burbage, the property has been extensively remodelled to create a home with real presence. The centrepiece is undoubtedly the vast open-plan kitchen, dining and family room across the rear, where bi-fold doors open directly onto the landscaped garden.

Generous reception rooms, a dedicated office, five exceptionally spacious bedrooms and high-quality bathrooms complete a home that has been designed as much around lifestyle as it has everyday family practicality.

Accommodation Summary
There is a real sense of scale throughout the house, with approximately 3,665 sq ft arranged over two floors.

The ground floor provides an excellent balance between open-plan and more traditional living. At the rear, the kitchen, dining and family room creates one substantial entertaining space, while two further reception rooms provide plenty of opportunity to separate family life when required.

Upstairs, the proportions are equally impressive. All five bedrooms are generous doubles, with several benefiting from their own shower facilities, while the principal bedroom and main bathroom bring a further element of luxury.

The result is a substantial family home that feels contemporary and individual, with carefully chosen finishes and a layout that works exceptionally well for both entertaining and day-to-day life.

Ground Floor
The entrance opens into a generous central hall, immediately giving a sense of the proportions found throughout the property.

To either side are separate reception rooms, including a living room and sitting room, while a further office provides a dedicated space for working from home. There is also a utility room and ground-floor bathroom.

The defining feature, however, is the superb open-plan kitchen, dining and family room extending across the rear of the house.

The kitchen is beautifully finished with sleek contemporary cabinetry, extensive work surfaces and a substantial central island with seating. A striking exposed stone section adds warmth and character to an otherwise contemporary space, while carefully considered lighting and large-format flooring create a particularly polished finish.

There is ample room for both dining and relaxed seating, allowing this one space to become the natural heart of the home. Two sets of bi-fold doors open almost the entire rear elevation onto the terrace and garden, creating a fantastic connection between inside and out.








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ARCADEPRO
ULTRA



First Floor
A substantial landing creates an impressive arrival upstairs, with a combination of exposed brickwork, timber and glass adding another individual detail to the interior.

The five bedrooms are notable for their proportions, rather than simply their number.

The principal bedroom measures almost 20ft in length and provides an excellent amount of fitted storage. The remaining bedrooms are similarly generous, including two rooms measuring over 19ft and 20ft respectively, with one of the front bedrooms also benefiting from a designated dressing area, providing genuine flexibility for family members of all ages.

The bathroom accommodation is equally well considered, with multiple shower facilities serving the bedrooms.

Family Bathroom
The principal bathroom has been finished with a strong contemporary feel and is particularly generous in size.

Full-height tiling is complemented by a large walk-in shower and an impressive inset spa bath, creating a space that feels more akin to a private hotel suite than a conventional family bathroom.

Together with the additional shower facilities, it means the house is particularly well equipped for a larger family.





















Gardens & Grounds

The rear garden has been designed to complement the house and provide an attractive but relatively manageable outside space.

A substantial paved terrace immediately outside the open-plan living area creates plenty of room for outdoor seating and entertaining, while glazed balustrading provides a smart division between the terrace and lawn.

Beyond this are further seating areas, raised planters and a large pergola, creating different places to enjoy the garden throughout the day.

The rear garden is perfect for entertaining and beneath the timber pergola, is a centrally located hot tub, included within the sale.

The bi-fold doors are particularly effective here; opened during warmer weather, the kitchen and family room and terrace effectively become one large entertaining space.

To the front, gated off-road parking provides further practicality.











LOCATION

Burbage, Leicestershire
Burbage is a thriving Leicestershire village adjoining Hinckley, offering the combination of an established village community and excellent everyday convenience. Its historic centre retains plenty of character, particularly around Church Street, St Catherine's Church and The Horsepool, which form part of the designated conservation area.

For day-to-day life there is a good range of local amenities and community facilities, with the wider shopping, leisure and transport facilities of Hinckley close at hand. The Sketchley Road area itself is well established, with local shops, recreation grounds and other amenities within the wider neighbourhood.

One of the area's biggest lifestyle attractions is Burbage Common And Woods Country Park. Extending to around 200 acres, it combines woodland and open grassland and provides opportunities for walking, horse riding and enjoying the countryside.

Burbage therefore works particularly well for buyers who want the space and community associated with village life without sacrificing the convenience and connectivity of a larger town.











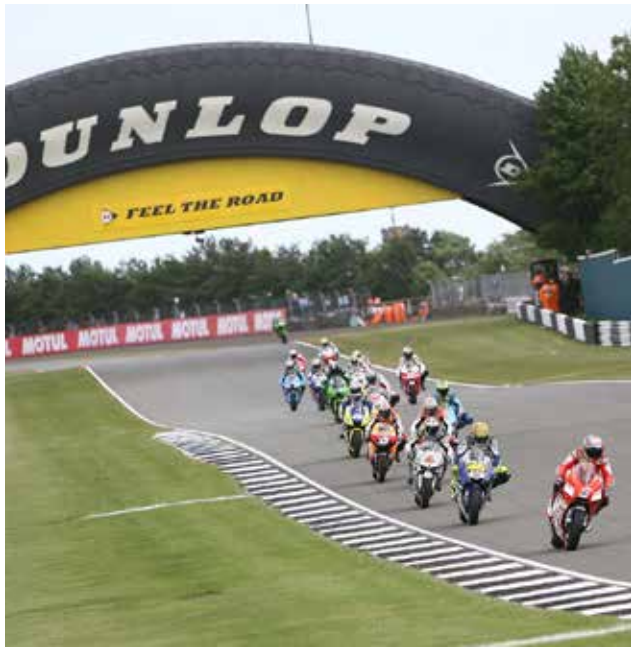
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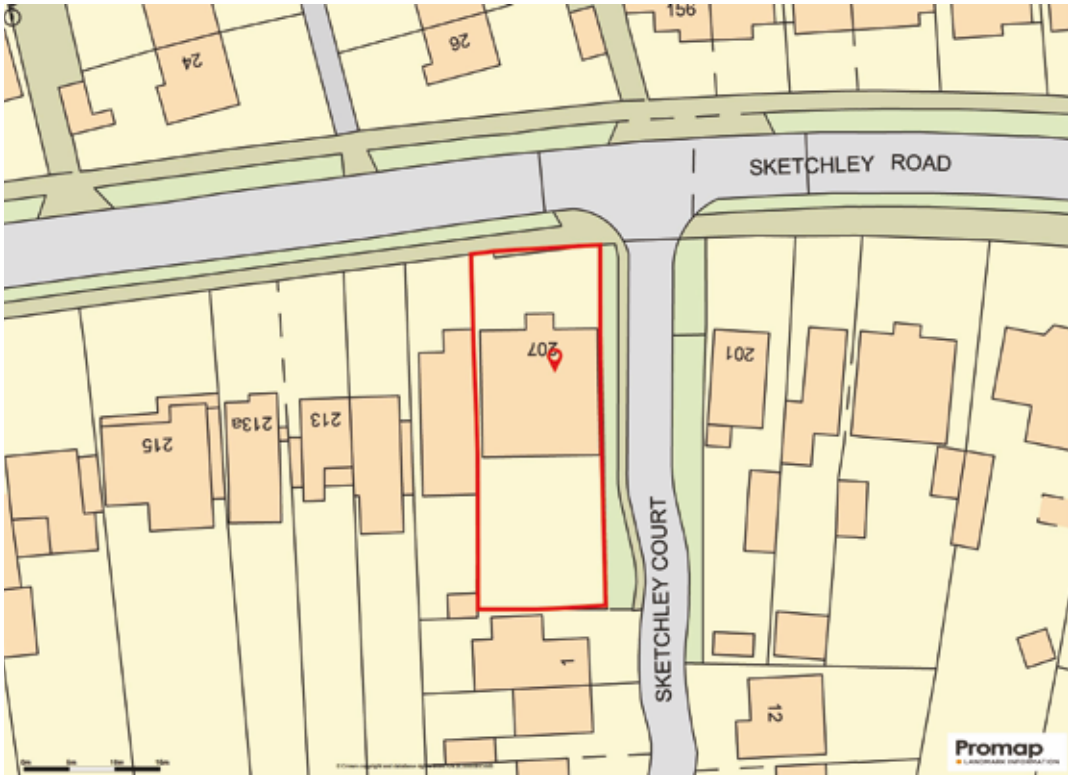





INFORMATION

Services, Utilities & Property Information
Tenure – Freehold
EPC Rating – C
Council Tax Band – G
Local Authority – Hinckley and Bosworth Borough Council
Property Construction – Standard – brick and tile
Electricity Supply – Mains
Water Supply – Mains
Drainage & Sewerage – Mains
Heating – Mains gas central heating
Broadband – FTTP Ultrafast Broadband connection available - we advise you to check with your provider.
Mobile Signal/Coverage – 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.
Parking – Driveway parking for 3 cars. Electric Vehicle (EV) charging point.
Special Notes – The property is subject to restrictive covenants, rights, and easements. Please contact the agent for more information.
Total Internal Floor Area – 3,665 sq. ft.
Directions – Postcode: LE10 2DY

Viewing Arrangements
Strictly via the vendors sole agents Sam Funnell 07714515484 & Claire Funnell 07894561313

Website
For more information visit https://www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents

Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only

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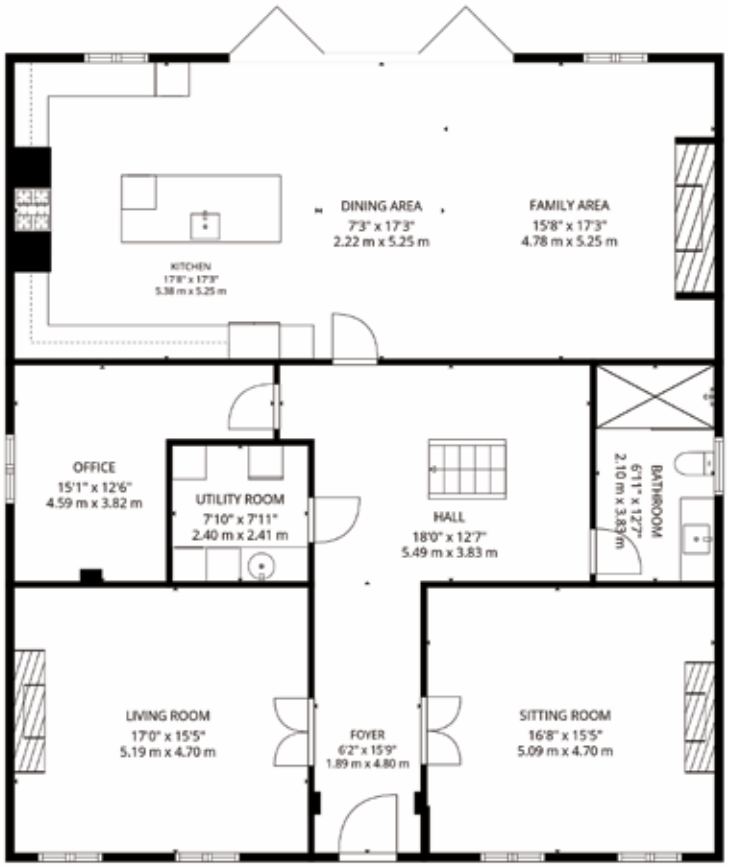

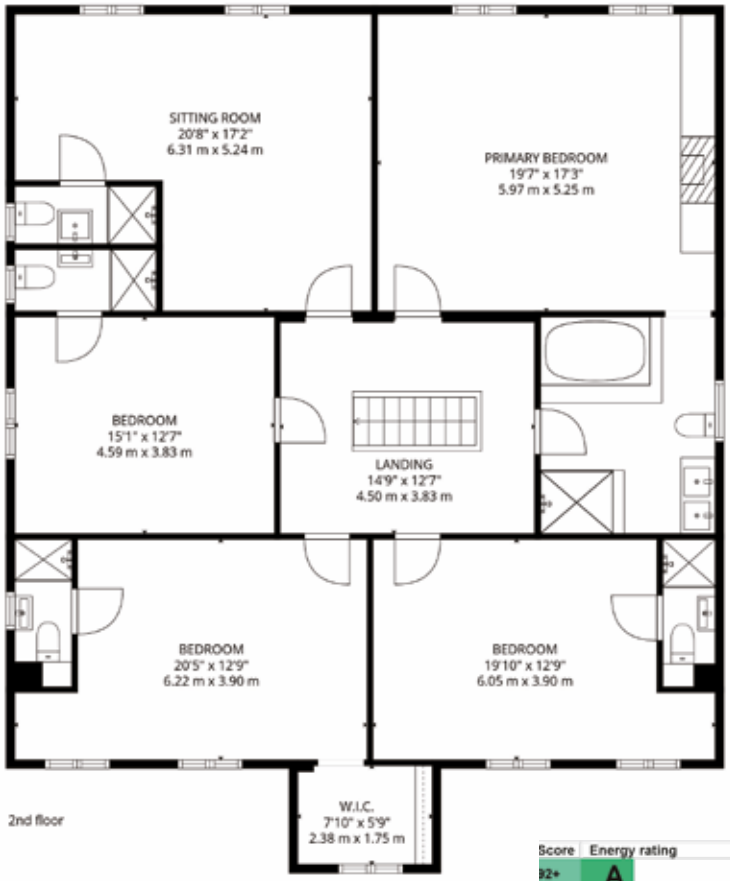

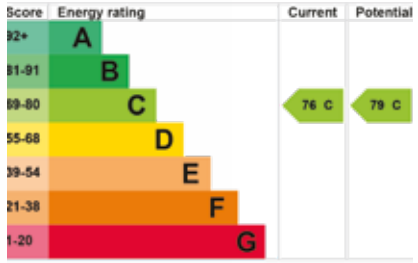

Property Redress

APPROVED CODE
TRADINGSTANDARDS.UK

TOTAL: 3665 sq. ft, 341 m2
1st floor: 1862 sq. ft, 173 m2, 2nd floor: 1803 sq. ft, 168 m2
EXCLUDED AREAS: WALLS: 179 sq. ft, 16 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



CLAIRE AND SAM FUNNELL

PARTNERS AND PROPERTY MARKETING EXPERTS

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Hello, we are Claire & Sam, we are your local luxury property experts covering Warwickshire, Leicestershire and Northamptonshire. Partners in life and business, we have a combined experience of over 50 years in the upper quartile of the market and have delivered remarkable results for our clients during our careers.

Sam took on the role of Branch Partner at Fine & Country in 2011, where he guided his team into a new level of marketing skills and service. As a result, we quickly became the market leader in sales of homes above £500,000 in the region and to date are the number one agent in the Midlands for property sales in this price range.

Claire joined Fine & Country in 2016, where she perfected her marketing skills by launching Fine & Country onto all the key social media channels, one of the first agents in region to utilise this important marketing resource for our client's homes. As a result some of our innovative property videos are being seen by as many as 30,000 potential buyers, that have been targeted according to a buyer demographic, increasing the viewing levels and ensuring the best exposure and price for our sellers.

We have also been very successful in the use of print media and high end lifestyle publications. Coupled with local exposure, we have over 300 offices across the UK and in key destinations across the globe to give your home not only national exposure but international too. Amongst our many locations is our London show room in Park Lane which will provide a unique marketing platform for your home to reach the affluent buyers from the south east that are making moves to the Midlands.

We are all self-employed partner agents at Fine & Country & The Property Experts and as a result you will receive some of the finest service and expertise that the industry has to offer. We will be with you from the very beginning of your journey, where we can design a bespoke marketing plan for your home, to the very end when we give the keys to your new buyer. When appointed by you we will attend all the viewings, allowing us to demonstrate some expert knowledge of your home and ensuring we negotiate a price in excess of our price expectations and choose a buyer that will meet your desired timescales.

We live locally in Rugby with our young family and are always on hand to provide expert advice about local schools, amenities and life in the region.

THE FINE & COUNTRY FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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