



Boyslade Road East Burbage

- Attractive five bedroom family home
- Prominent position within a popular cul-de-sac
- Three generous reception and living spaces
- Spacious modern kitchen and dining room
- Five well-proportioned bedrooms
- Guest bedroom with en suite facilities
- Private lawned garden with paved seating areas
- Substantial driveway and integral garage
- EPC Rating C / Council Tax Band D / Freehold

Alexanders are delighted to offer to the market this attractive and substantial family home, occupying a prominent position within a popular cul-de-sac in Burbage. Set back from the road, the property has an appealing individual appearance, with a handsome rendered façade complemented by exposed brick detailing. The generous proportions continue throughout, creating a spacious and well-balanced home with a modern yet welcoming feel.

The property provides an excellent degree of versatility, with a generous selection of reception and living spaces arranged across the ground floor, complemented by five well-proportioned bedrooms. The combination of spacious accommodation and flexible living areas creates a home with plenty of scope for family life, entertaining and working from home.

Outside, the substantial frontage provides ample off-road parking and access to the integral garage, whilst the enclosed rear garden offers a private setting with areas of lawn and paved seating. Ideally positioned within this well-established part of Burbage, the property is conveniently placed for local amenities, Hinckley and excellent road links including the A5, M69 and M1, with the surrounding countryside also close by.





Accommodation:

The property is entered beneath an attractive covered porch, leading into a welcoming entrance hall. The ground floor provides a selection of well-proportioned reception and living spaces, including a family room, sitting room and a living room, together with a kitchen which opens into a separate dining room. To the first floor are five bedrooms, including a guest bedroom with en suite facilities, together with a family bathroom.

Gardens and land:

To the front, a substantial block-paved driveway provides excellent off-road parking for several vehicles and leads to the integral garage. The enclosed rear garden provides a private outdoor setting and is laid predominantly to lawn with paved areas, offering an attractive space for outdoor seating, entertaining and family use.

Location:

Boyslade Road East is situated within the established and highly regarded residential area of Burbage, a popular Leicestershire village adjoining Hinckley. Burbage provides a useful range of local amenities, including shops, schools, public houses and recreational facilities, whilst nearby Hinckley offers a broader selection of shopping, leisure and professional services. The property is also conveniently placed for access to the area's excellent road communications, including the A5, M69 and M1, providing links towards Leicester, Coventry and Birmingham. The surrounding countryside provides numerous opportunities for walking and outdoor pursuits, whilst Hinckley and the neighbouring villages offer a variety of further amenities.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band D.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.





Technical Information:

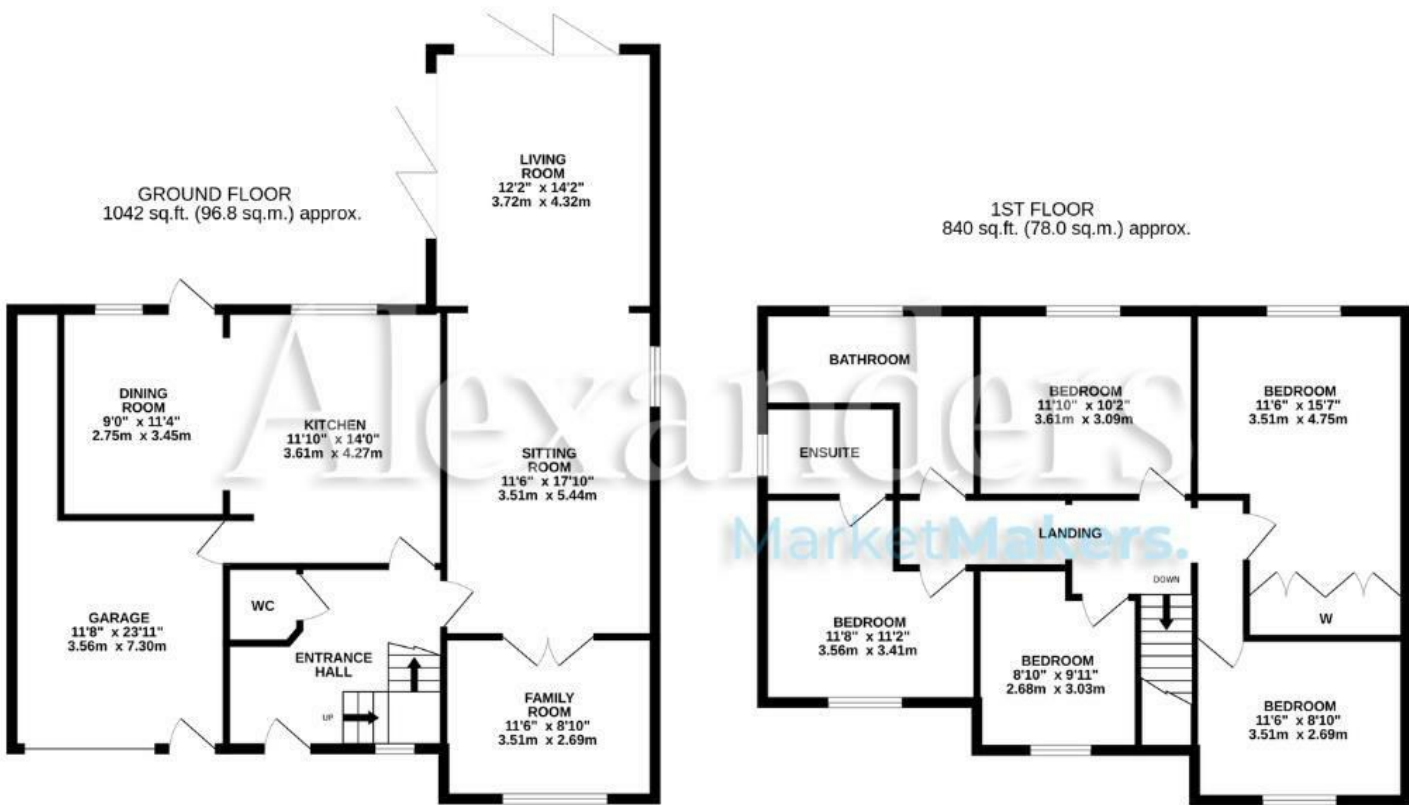
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



TOTAL FLOOR AREA: 1882 sq.ft. (174.9 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.
Made with Metropix ©2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
	71	82

