



**Connells**

Denis Road  
Burbage Hinckley



## Property Description

Attractive Family Home in a Highly Desirable Burbage Location

Situated on one of Burbage's most sought-after residential roads, this beautifully presented property offers generous living space, a modern interior, and a convenient setting close to local amenities and excellent transport links.

Denis Road is ideal for families, professionals, or downsizers looking for a peaceful yet well-connected home in a thriving community.

Located in the heart of Burbage, one of Hinckley's most popular and well-regarded villages. Within walking distance of local shops, cafés, pubs, and reputable schools. Just minutes from Hinckley town centre offering a range of shopping and leisure facilities.

Excellent commuter links via A5, M69, and M1, providing easy access to Leicester, Coventry, and Birmingham. Close to local parks, green spaces, and countryside walks - ideal for family life.

A wonderful opportunity to secure a well-located home in one of Leicestershire's most desirable areas - offering comfort, style, and convenience in equal measure.

## Ground Floor

### Lounge

13' 9" x 20' 4" ( 4.19m x 6.20m )

### Kitchen

13' 9" x 9' 8" ( 4.19m x 2.95m )

### Bedroom 1

13' 9" x 12' 2" ( 4.19m x 3.71m )

### Bathroom

7' 6" x 5' 7" ( 2.29m x 1.70m )

### Balcony

## Double Garage

24.3 sq. m.



## Lower Ground Floor

### Bedroom 2

13' 7" x 11' 9" ( 4.14m x 3.58m )

### Bedroom 3

13' 9" x 8' 7" ( 4.19m x 2.62m )

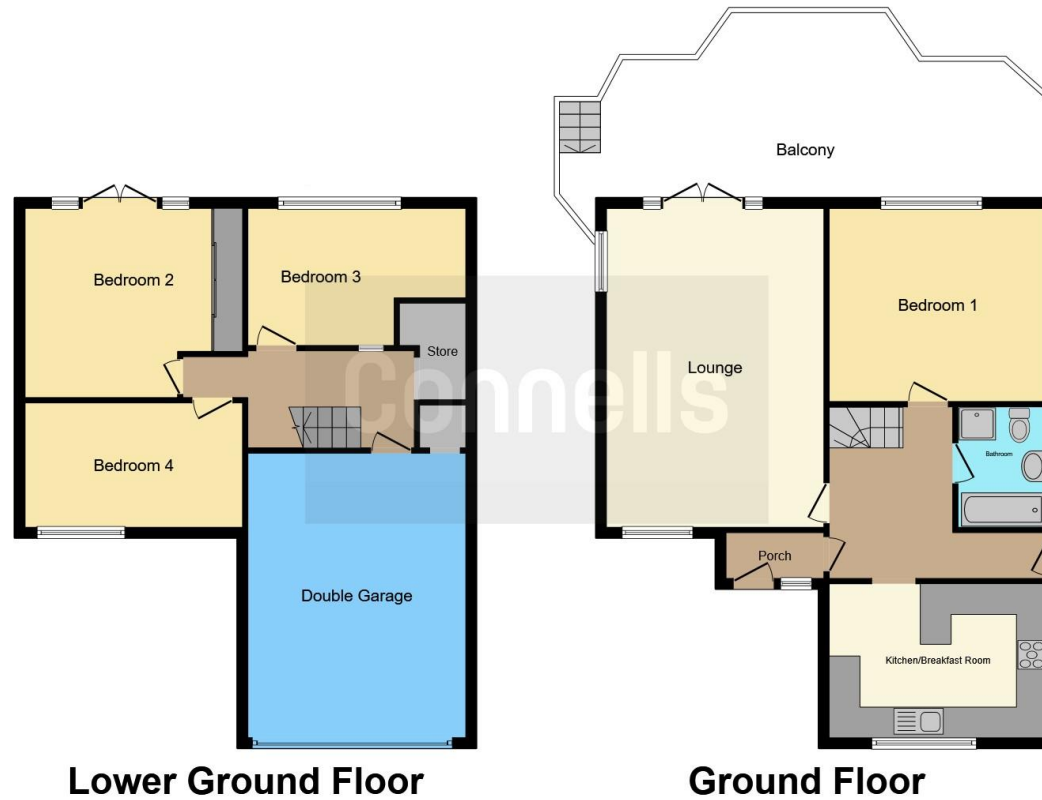
### Bedroom 4

13' 3" x 8' ( 4.04m x 2.44m )









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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88 Castle Street  
 HINCKLEY LE10 1DD

EPC Rating: C Council Tax Band: E

Tenure: Freehold

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