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Jubilee Way
Burbage

- Stunning five bedroom family home
- Set over three storeys for versatile living
- Stunning dual-aspect living room
- Modern kitchen/diner with integrated appliances
- Five bright spacious bedrooms
- Main bedroom with en suite and dressing area
- Double garage and ample off-road parking
- Sought after village location
- EPC Rating C / Council Tax Band F / Freehold

Nestled in the charming area of Burbage, this impressive three-storey David Wilson home offers generous and flexible living accommodation, thoughtfully designed offering an exceptional living experience for families and individuals alike. With an impressive five bedrooms, this property provides ample space for comfortable living and personal privacy. Sitting right on the edge of the stunning Britannia Park the space is perfect for children, pets and joggers alike.

This detached house on Jubilee Way is not just a property; it is a place where memories can be made and cherished for years to come. With its generous space, modern comforts, and prime location, it presents a wonderful opportunity for those seeking a new home in a vibrant community. Do not miss the chance to make this delightful residence your own.

Accommodation:

The ground floor features a welcoming entrance hall leading to a reception/dining room, then onto a spacious open-plan kitchen and dining area, ideal for entertaining and everyday family living, a seperate utility room provides practical space for laundry and storage, and external access, while a large sitting room enjoys views over the garden and access through French doors, creating a bright and sociable space.

On the first floor, the main bedroom benefits from its own dressing area and a contemporary en-suite shower room. Two further well-proportioned bedrooms are served by a well-appointed four-piece family bathroom, complete with both bath and separate shower.

The top floor offers exceptional versatility, currently arranged as a generous main suite with a bedroom, dressing room, and shower room, but could easily also be used as two separate bedrooms if desired.

Gardens and land:

Externally the property enjoys an established plot, with thoughtfully planted trees providing a high level of privacy and well stocked herbaceous borders. The spacious driveway provides parking for multiple vehicles and there is a detached double garage with remote controlled electric door, a useful pedestrian door and an electric car charging port.

Location:

The property enjoys an excellent position within the vibrant and welcoming village of Burbage, known for its strong sense of community and attractive mix of local amenities. The village centre offers a variety of independent shops, cafés, and traditional pubs, providing plenty of opportunities for socialising and everyday convenience. Popular spots such as the local coffee houses and family-run eateries create a relaxed, friendly atmosphere, while the neighbouring town of Hinckley offers a wider choice of amenities.

Families are particularly drawn to Burbage for its highly regarded schools, including both primary and secondary options, all within easy reach. The area also benefits from pleasant green spaces, village parks, and walking routes, making it ideal for those who enjoy an active outdoor lifestyle. With its balance of modern amenities, good schooling, and a close-knit community feel, Burbage offers an appealing setting for family life and professional living alike.

Excellent transport links are available via the nearby A5 and M69, as well as Hinckley railway station providing access to Birmingham and London.

Method of Sale:

The property is offered for sale by Private Treaty.

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 F.

Viewings:

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

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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.

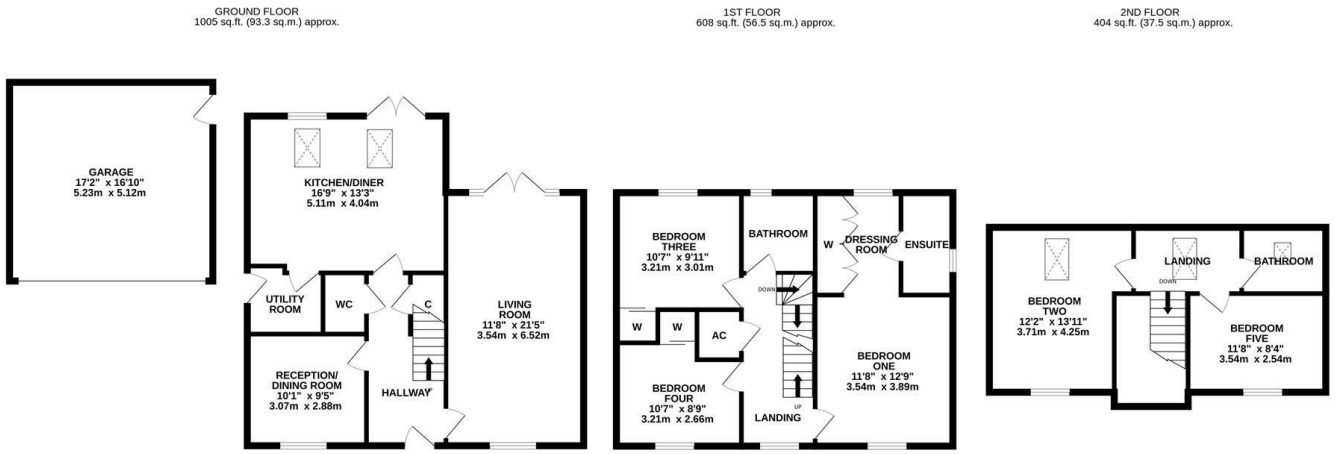
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

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

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.

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 : 2016 sq.ft. (187.3 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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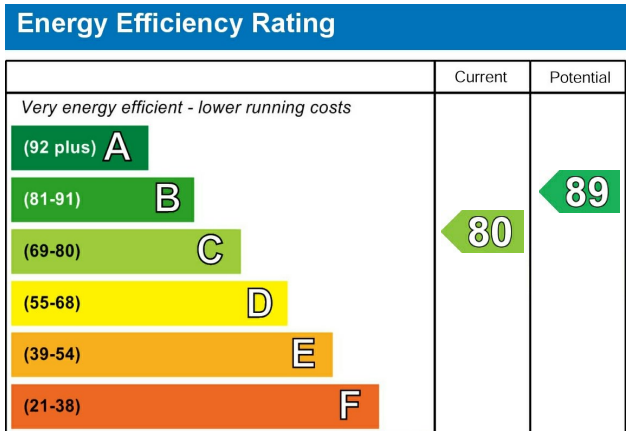

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