



25D Burbage Road, Burbage, LE10 2TS  
£750,000

wards  
Residential



## Freehold

Wards are delighted to bring to the market this contemporary high specification five-bedroom detached house in the sought after village of Burbage. The property is situated on a small cul de sac emanating from Burbage Road and boasts spacious internal living areas and oak internal doors throughout. With convenient access to Hinckley town centre, Burbage village centre and the M69, the property is ideally located for commuting and leisure. The accommodation briefly comprises: Ground Floor: Entrance Hall, Lounge, Dining Room, Large Storage Room, Utility, WC, superb open plan Kitchen/Living Room. First Floor: five Bedrooms, Master with Ensuite and Family Bathroom. Externally, there is a block paved driveway leading to a detached double garage to the front and attractive landscaped gardens to the rear. The property benefits from UPVC double glazed and gas fired central heating, downstairs being underfloor heating.

## Hall

**5.46 x 4.15 Metres**

With composite front door, ceiling spotlights and wooden flooring.

## Kitchen

**6.65 x 8.16 Metres**

Fitted with bespoke grey base and wall units, large island with contrast white and grey quartz working surfaces over with matching splashbacks and inset stainless steel sink with drainage grooves. Integrated appliances include an AEG oven, AEG microwave combination oven, AEG induction hob with hidden rising extractor, undercounter AEG dishwasher, pull-out tandem bin drawer and built in AEG fridge/freezer. Feature light fitting over island and ceiling spotlights and wood effect tiled flooring. UPVC double glazed window to rear elevation,, four double glazed skylights and UPVC double glazed French doors to the rear elevation.



## **Lounge**

**5.71 x 4.01 Metres**

With ceiling spotlights and UPVC double glazed bay window to the front elevation.

## **Dining Room/ Study**

**3.29 x 2.43 Metres**

With UPVC double glazed window to the front elevation

## **Storage Room**

**1.6 x 4.01 Metres**

With ceiling spot lights, integrated wardrobes with sliding doors and storage for shelving installed.

## **WC**

**1.03 x 1.95 Metres**

Fitted with a two-piece white suite comprising floating sink and low flush WC. Full height wall tiling and tiled flooring. Extractor fan and ceiling spotlights.

## **Landing**

**3.57 x 5.03 Metres**

With ceiling spotlights, access to the loft and UPVC double glazed windows to the side elevation.

## **Utility Room**

**1.71 x 2.55 Metres**

With white base units with wooden effect work surfaces over and plumbing for washing machine. UPVC double glazed window and UPVC double glazed door to the side elevation.







## Bedroom 1

**5.72 x 4.66 Metres**

With built in wardrobes, ceiling spotlights and UPVC double glazed bay window to the front elevation.

## Ensuite

**3.13 x 1.21 Metres**

Fitted with a three piece white suite including pedestal sink, low flush WC and shower in a shower cubicle. Heated towel rail and extractor fan. Full height wall tiling and tiled flooring. UPVC double glazed window to the side elevation.

## Bedroom 2

**4.3 x 3.13 Metres**

With built in wardrobes, paneled walls and two UPVC double glazed windows to the front elevation.

## Bedroom 3

**3.5 x 3.34 Metres**

With paneled walls and UPVC double glazed windows to the rear elevation.

## Bedroom 4

**4.11 x 2.43 Metres**

With paneled walls and UPVC double glazed windows to the rear elevation.

## Bedroom 5

**3 x 2.61 Metres**

With UPVC double glazed windows to the rear elevation.



## Bathroom

**3.13 x 1.78 Metres**

Fitted with a four piece white suite including pedestal sink, low flush WC, shower in a shower cubicle and bath with shower attachment. Ceiling spotlights, extractor fan and heated towel rail. Full height wall tiling and tiled flooring. UPVC double glazed windows to the side elevation.

## Outside

To the front elevation, there is a double width block paved driveway leading to the detached double garage and a block paved path leading to the property and rear garden. To the rear, the landscaped gardens are an outstanding feature of the property. The gardens are enclosed by stylish grey timber fencing with a porcelain patio area adjacent to the dwelling. The remainder of the garden is predominantly laid to lawn with attractive shrubbery borders. off street parking in front of the garage and a lawn area adjacent to the house.

## Garage

**6.33 x 6.33 Metres**

Detached double garage with power and lighting, rear entrance door and two electric up and over doors to the front elevation.

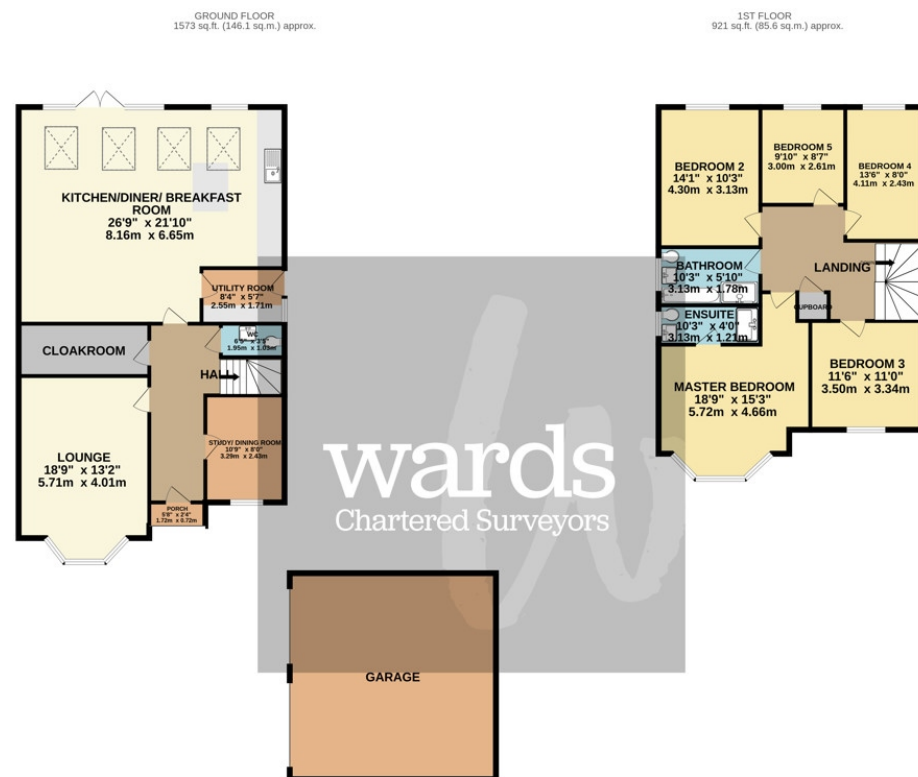
**EPC Rating - B(86)**

**Council Tax Band - F**

**Call 01455 251771 to make an appointment to view this property**



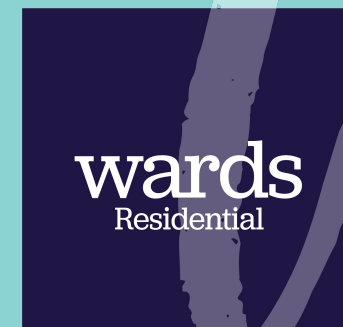




TOTAL FLOOR AREA : 2494 sq ft. (231.7 sq.m.) approx.

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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20 Station Road  
Hinckley Leicestershire LE10 1AW

01455 251771  
info@wardsonline.co.uk

wardsonline.co.uk



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