



Slate Drive, Burbage, Hinckley, LE10

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SellMyHome are proud to present to market this well-presented three-bedroom detached home, ideally situated in a sought-after residential area.

The property offers a thoughtfully laid out interior, featuring a modern kitchen, a bright and spacious reception room, and a convenient downstairs W/C. A generous living room provides a perfect space for relaxing or entertaining guests.

Upstairs, you'll find three well-proportioned bedrooms, including a superb master bedroom with its own en-suite shower room, offering comfort and privacy. A stylish family bathroom serves the remaining two bedrooms.

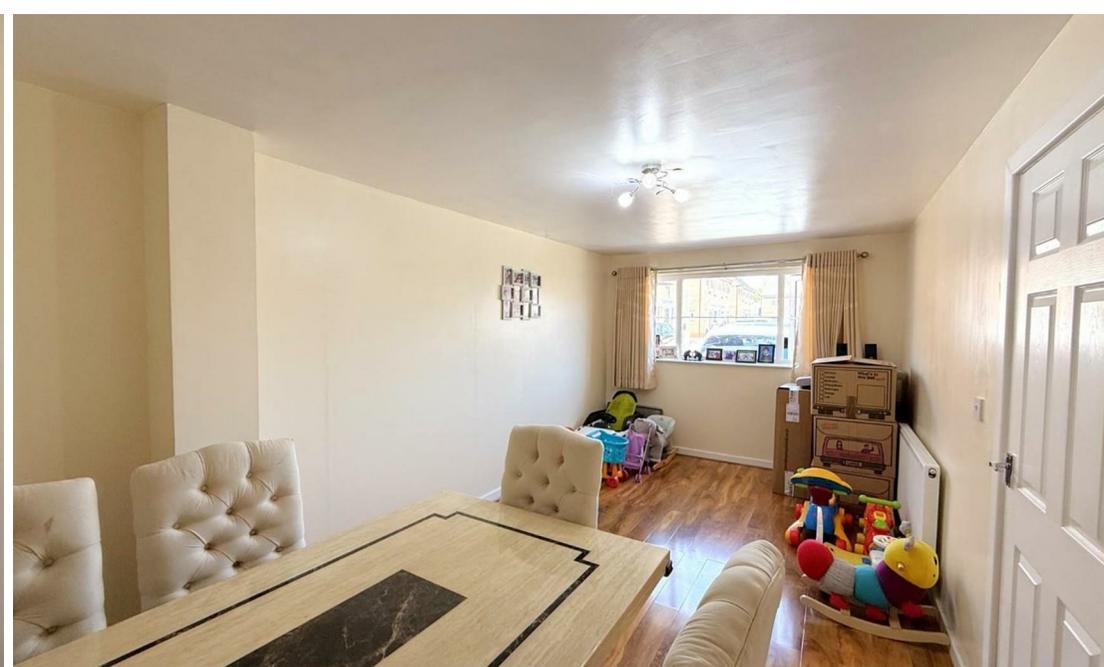
Externally, the home benefits from off-road parking and enjoys a detached position, making it an ideal choice for families or professionals seeking both space and convenience.

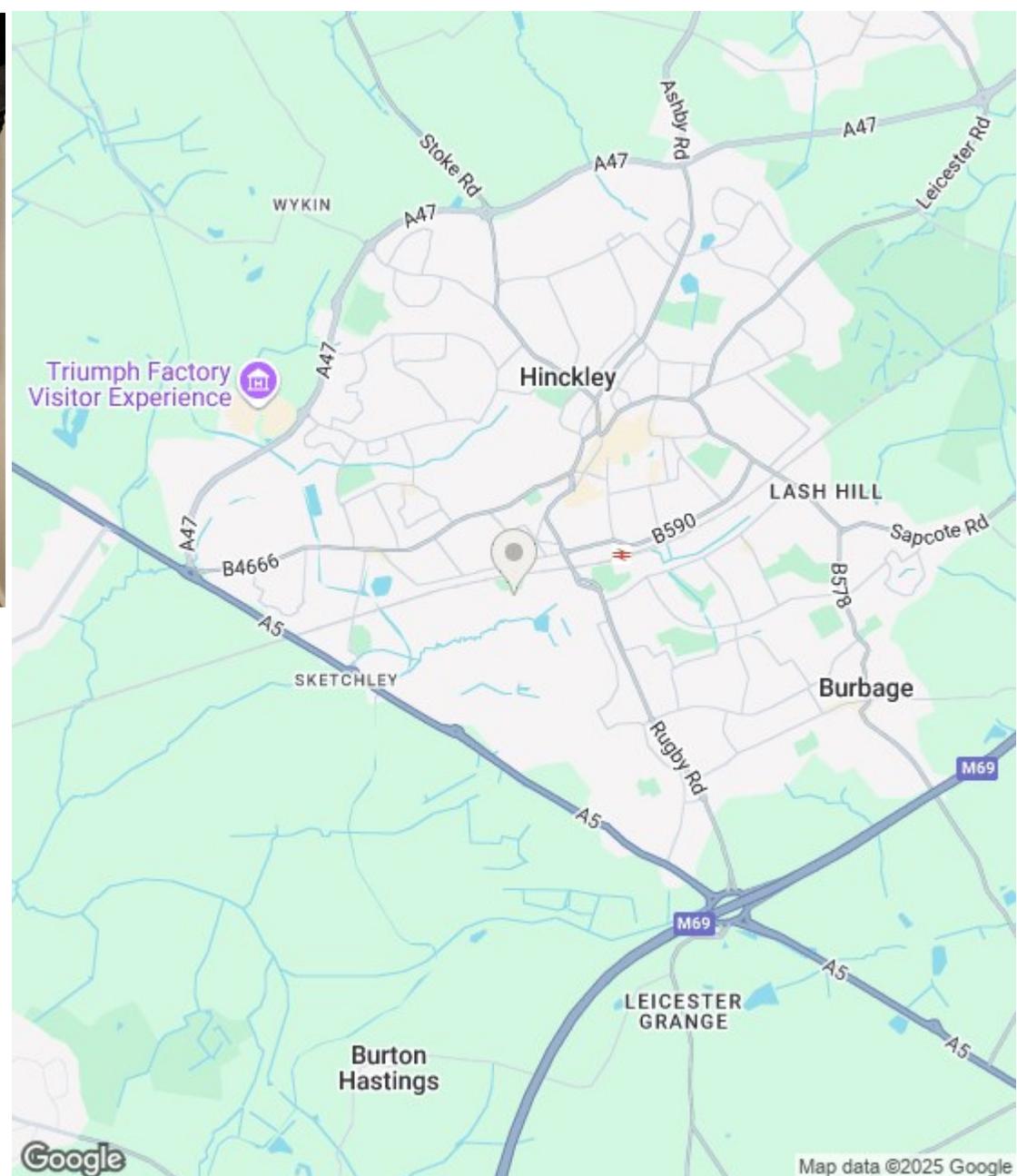
Early viewing is highly recommended to fully appreciate everything this home has to offer.

Tenure: Freehold

Asking Price: £285,000







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

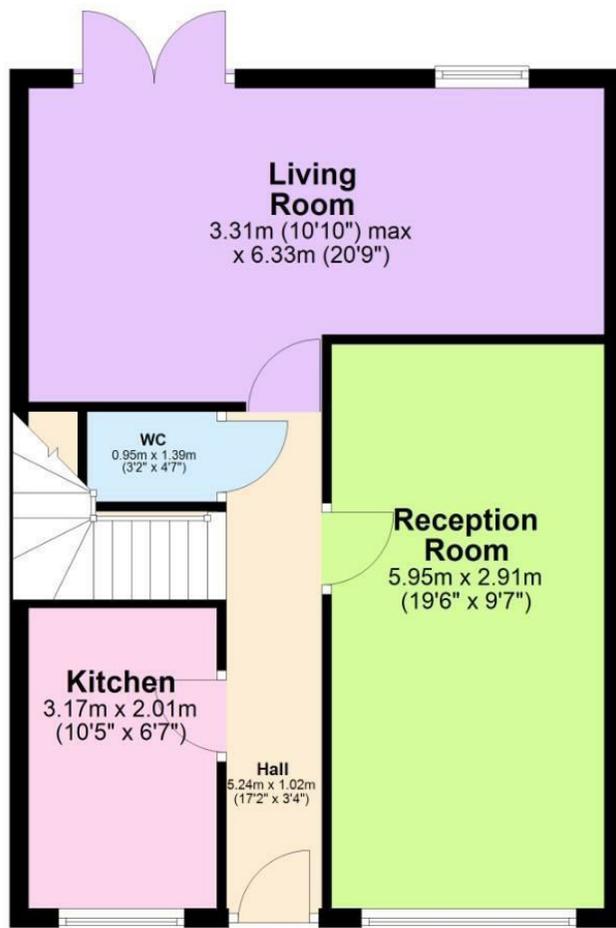
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

Approx. 50.7 sq. metres (546.0 sq. feet)



First Floor

Approx. 45.6 sq. metres (491.1 sq. feet)



Total area: approx. 96.3 sq. metres (1037.0 sq. feet)

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