Alexanders
MarketMakers.

Sketchley Road
Burbage

- Bay-fronted extended three-bedroom home
- Rich in character and original charm
- Minton tiled entrance hallway
- Roof lantern over kitchen/diner
- French doors opening to garden
- Two versatile reception rooms
- Landscaped rear garden with seating terrace
- Sought after village location
- EPC Rating D / Council Tax Band B / Freehold

Alexanders are delighted to present this immaculate, bay-fronted, extended three-bedroom family home, blending traditional character with contemporary living. A standout kitchen/diner sits at the rear, featuring a striking roof lantern and direct access to the garden, creating a bright and sociable focal point.

The home retains a wealth of original features, including a stained glass entrance door, Minton tiled hallway, and feature fireplaces, adding warmth and character throughout. Generous room proportions and a natural flow between spaces create a comfortable and well-balanced interior.

Positioned within easy reach of Burbage village centre, the property benefits from a range of nearby amenities including independent shops, cafés, and pubs. It is also well placed for transport links, with access to major roads and rail connections to Leicester, Birmingham, and beyond.

Accommodation:

Entered via a charming original front door featuring intricate stained glass panelling, the welcoming hallway is laid with beautiful Minton tiles and leads through to the living room, then flowing seamlessly into the dining room, with both areas enjoying their own feature fireplaces. Moving on from here, the rear hallway provides access to a guest cloakroom and a separate utility room.

Completing the ground floor is the stunning contemporary kitchen/diner, fitted with a range of integrated appliances beneath quartz work surfaces, and benefitting from French doors opening onto the patio, perfect for indoor-outdoor living and entertaining.

To the first floor are two double bedrooms, one with lovely feature fireplace. A further bedroom is located to the rear of the property and all three bedrooms are serviced by a well appointed, fully tiled family bathroom.

Gardens and land:

The front elevation is framed by a hard landscaped stoned area. To the rear, paved seating terrace provides the perfect spot for relaxing and outdoor entertaining, with a substantial lawned area beyond.

Location:

Situated in the highly sought-after village of Burbage, the property is within easy walking distance of a range of local amenities including independent shops, cafés, and pubs, all contributing to a strong village community feel, with further facilities available in nearby Hinckley.

The location is well served for commuters, with easy access to the M69 motorway, the A5 and Hinckley railway station offering direct links to Leicester, Birmingham and beyond. Families are well catered for with access to well-regarded local schooling, along with a range of additional primary and secondary options in the wider area.

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 B.

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.

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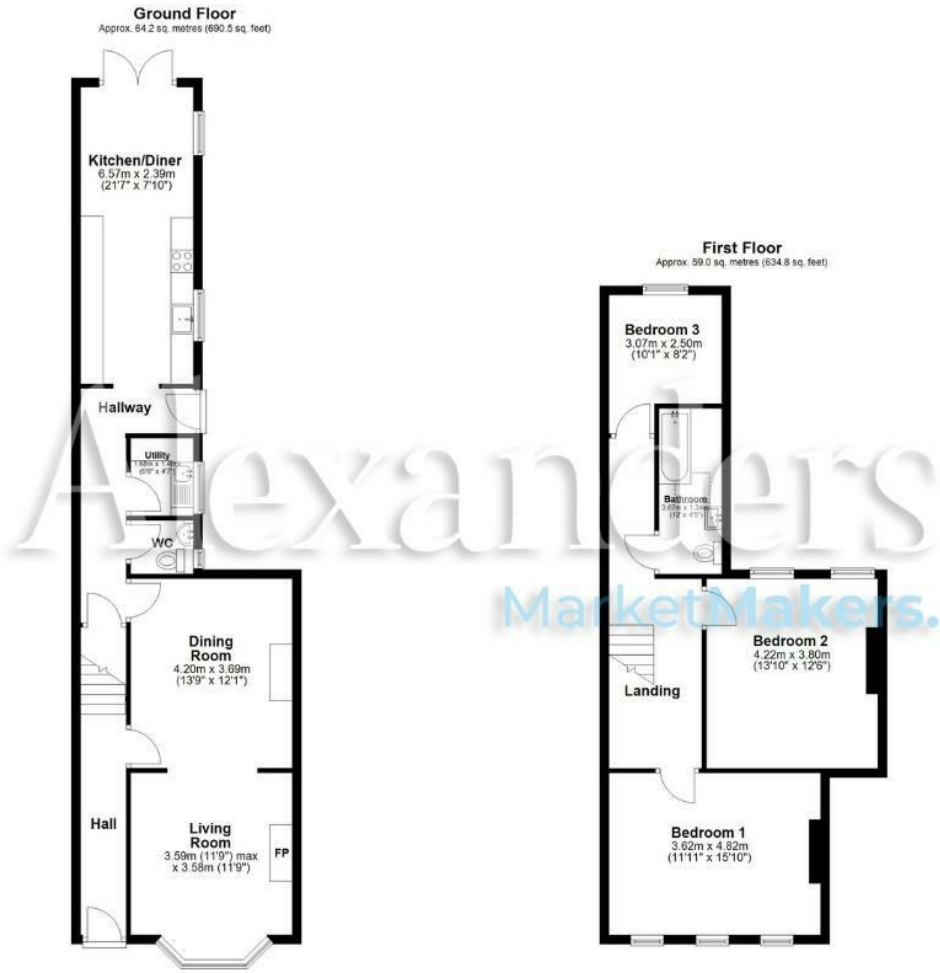
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither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

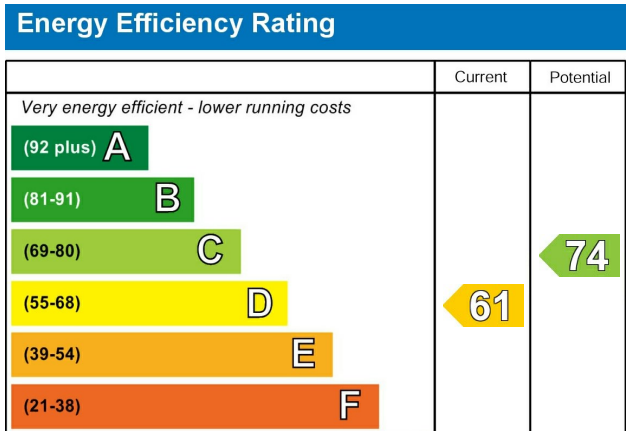
Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

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 area: approx. 123.1 sq. metres (1325.3 sq. feet)



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