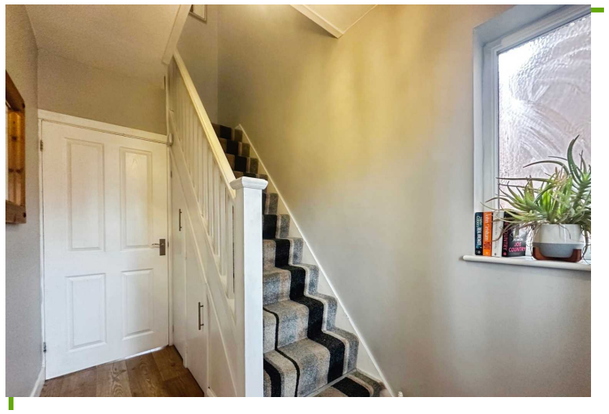

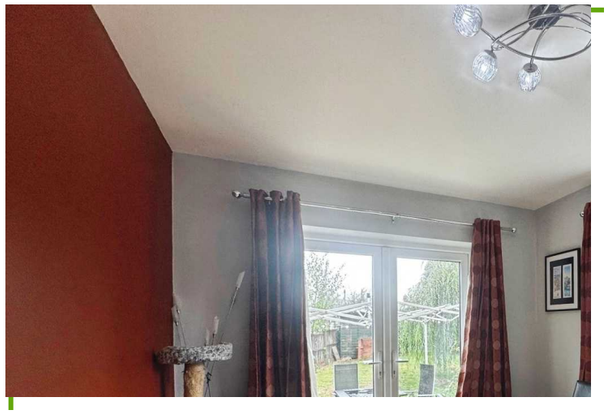

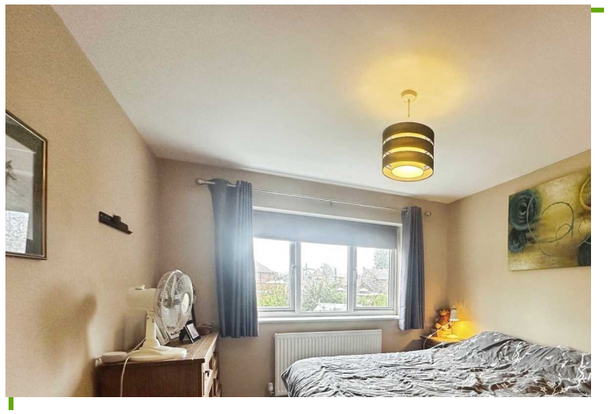

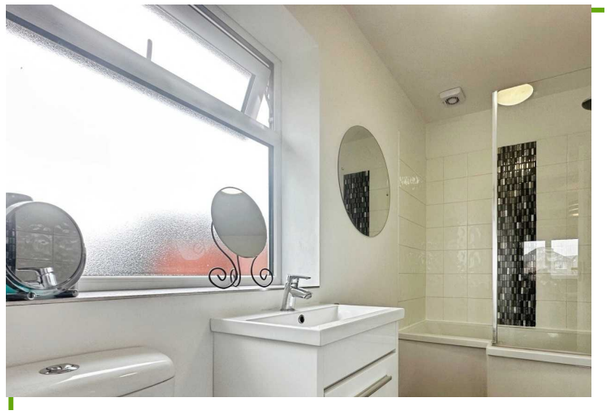

Burleigh Road, Hinckley,
Leicestershire, LE10

£1,250 per month

Unfurnished

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Burleigh Road, Hinckley, Leicestershire, LE10

£1,250 per month Unfurnished

Council Tax Band: B
EPC Rating: TBC
Local Authority: Hinckley and Bosworth Council, Hinckley

Other important information which you will need to know about this property can be found at your-move.co.uk

Available To let from mid October – an attractive, modernised three bedroom end of terrace house in a sought-after residential area of Hinckley, offering generous living space and an immaculate finish throughout.

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Property
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The ground floor has been thoughtfully extended to create two reception rooms and a stunning modern kitchen with breakfast bar. The kitchen provides extensive worktop space, contemporary units and integrated oven and hob, opening into a bright dining room with patio doors leading directly onto the garden. A useful utility room and downstairs cloakroom add everyday practicality.

Upstairs are three well-proportioned double bedrooms complemented by a modern family bathroom.
The main bedroom benefits from a dressing area and a stylish ensuite.

Outside, the property enjoys a large lawned rear garden with patio area and shed, ideal for outdoor dining and family use. To the front there is a driveway for two vehicles.

Our View
This property is ideally suited to families or couples who need additional space to work from home

Location
Burleigh Road is well placed for Hinckley town centre, which offers a good selection of shops, cafés and restaurants, as well as Hinckley's Crescent development with cinema and national retailers. Green space is close by, including Hollycroft Park and Clarendon Park, both popular for walks and recreation.

For commuters, Hinckley railway station is within easy reach, providing services to Birmingham New Street in around 40–45 minutes and Leicester in approximately 20 minutes. Road links are excellent, with convenient access to the A5, M69 and wider Midlands motorway network. Local primary and secondary schools, together with everyday amenities, are all accessible, making this a well-located family home to let.

Porch
Secure enclosed porch area ideal for coats and shoe storage

Entrance Hall
10'4" x 5'5" (3.15m x 1.65m)
Large inviting hallway leading to the main living areas of the house and with stairs leading to the first floor.
A useful addition of two understairs cupboards is advantageous.

Living Room
13'3" x 11'5" (4.04m x 3.48m)
To the front of the house, benefitting from open bay window and window seat storage

Breakfast Kitchen
17'9" x 8'7" (5.4m x 2.62m)
Extended and modernised kitchen with stunning units are worktops, breakfast bar, electric oven and gas hob.
There is an option is have other appliances included or to purchase.

Dining Room
12' x 9'8" (3.66m x 2.95m)
To the rear of the property with patio doors bringing in natural light and leading to the mature rear garden

Utility Room
5'4" x 5' (1.63m x 1.52m)
Useful utility room off the back of the kitchen, with a door leading to the front side area of the property and to the cloakroom at the rear

Cloakroom
3'3" x 5'6" (1m x 1.68m)
A useful downstairs wc with hand wash basin

Stairs leading to First Floor

For full EPC please contact the branch.

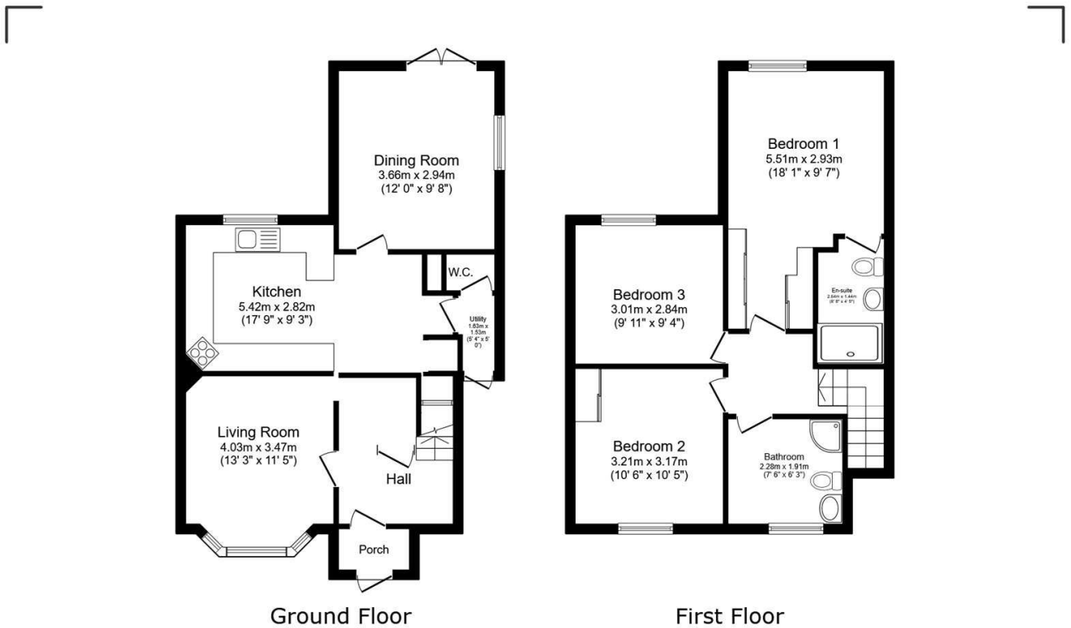
Bedroom One
18'1" x 9'9" (5.5m x 2.97m)
To the rear of the property with dressing area including multiple storage cupboards and a larger than average ensuite bathroom

Ensuite Bathroom
8'8" x 4'9" (2.64m x 1.45m)
Modern and bright ensuite to the master bedroom with P bath with shower above, wc and hand wash basin

Bedroom Two
10'5" x 10'6" (3.17m x 3.12m)
A large double bedroom, to the front of the property benefiting from built in wardrobes

Bedroom Three
9'4" x 9'11" (2.84m x 3.01m)
A large double bedroom to the rear of the property, overlooking the mature rear garden

Shower Room
7'6" x 6'3" (2.29m x 1.9m)
Main family bathroom with corner shower cubicle, wc and hand wash basin



Total floor area: 107.8 sq.m. (1,160 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

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