



wards
Residential

21 De Havilland Way, Burbage, LE10 2GE
£325,000

Freehold. NO CHAIN. A well proportioned four bedroom, three storey house situated in a sought after residential location within the exclusive village of Burbage, with convenient access to the M69 and A5. Offering superb family accommodation and within easy walking distance of well regarded local schooling facilities and the popular amenities of Burbage village centre. The accommodation briefly comprises: Ground Floor: Entrance Hall, WC and Kitchen/Diner. First Floor: Lounge, Bedroom Two and Bathroom. Second Floor: three Bedrooms and Ensuite. Externally, there is an enclosed garden to the rear and Garage en bloc. UPVC double glazing and gas fired central heating.

Entrance Hall

With a UPVC double glazed front door.

WC

1.84 x 0.87 Metres

With a two-piece white suite comprising sink on vanity unit and low flush WC. Extractor fan, tiled splash backs and a radiator.

Kitchen/Diner

8.87 x 4.72 Metres

Fitted with a good range of white gloss base and walls units, brown laminate worktop over and stainless steel sink and drainer. Plumbing for washing machine, oven, gas hob and space for undercounter fridge/freezer. Ceiling spotlights, tiled splash backs and a storage cupboard. Wooden herringbone flooring, UPVC French doors to the rear elevation and UPVC double glazed windows to the front and rear elevation.



Lounge

4.26 x 4.76 Metres

With a gas fireplace with marble effect hearth and stone surround. French doors to the front elevation with Juliet balcony and UPVC double glazed windows to front elevation.

Bedroom Two

3.6 x 2.67 Metres

With built in wardrobes and UPVC double glazed window to the rear elevation.

Bathroom

2.7 x 1.94 Metres

With a four-piece white suite comprising pedestal sink, low flush WC and bath with shower over. Tiled splash backs and UPVC double glazed to the rear elevation.





Master Bedroom

3.58 x 4.03 Metres

With built in wardrobes, UPVC double glazed window and skylight to the front elevation.

Ensuite

1.78 x 2.53 Metres

With a three-piece white suite comprising pedestal sink, low flush WC and shower in a shower cubicle. Ceiling spotlights, tiled splash backs to half height and an extractor fan.

Bedroom Three

2.92 x 2.54 Metres

With built in wardrobes and UPVC double glazed windows to the rear elevation.

Bedroom Four

1.82 x 2.06 Metres

With eaves storage and skylight to the rear elevation.



Outside

The garden itself is predominantly laid to lawn and has a patio area adjacent to the house. There are stone borders, and the boundary is enclosed by timber fencing. There is a single garage en bloc, with up and over door, with two car parking spaces.

EPC Rating - to be supplied

Council Tax Band - D

Call 01455 251771 to make an appointment to view this property



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20 Station Road
Hinckley Leicestershire LE10 1AW

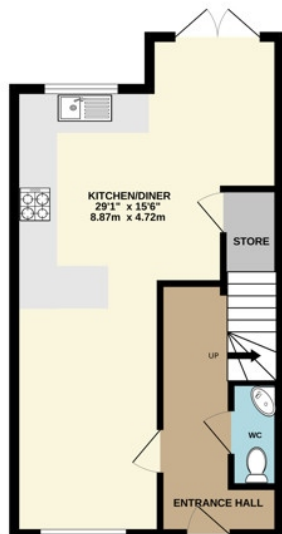
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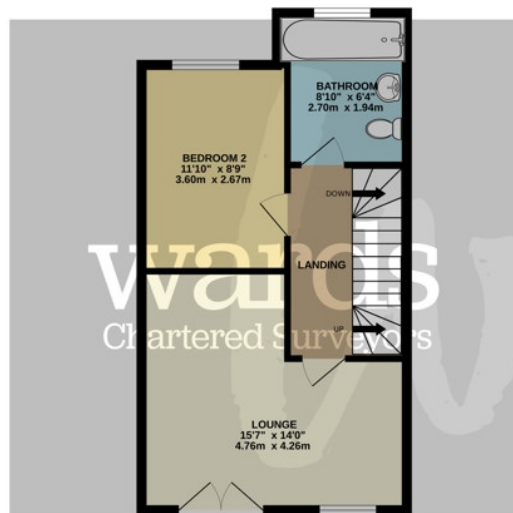


Ward Surveyors Limited - Registered in England No.4567836

GROUND FLOOR
428 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



2ND FLOOR
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 1260 sq.ft. (117.0 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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