

**Auction**

6 bed country house to buy in

Elm Tree Drive, Burbage, Hinckley,
Leicestershire, LE10 2TX

£765,000

 Starting Bid

 x 6  x 3  x 3

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms and Conditions
- ✓ GRADE II LISTED 18TH CENTURY RESIDENCE
- ✓ SIX DOUBLE BEDROOMS
- ✓ SET IN 0.53 ACRES OF LAND
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: **Band G**
- ✓ EPC Rating: **E**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **Cable**
- ✓ Mobile signal: **Good**

Arrange a viewing

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Branch Manager
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Outwoods House is an exceptional Grade II listed 18th Century residence, discreetly positioned within a quiet cul de sac on the outskirts of one of south Leicestershire's most desirable villages. Set behind a sweeping circular driveway and surrounded by 0.53 acres of mature, south facing gardens, this distinguished home offers over 5,000 sq ft of accommodation and a rare opportunity for a buyer to modernise and create a truly remarkable family home.

The property retains a wealth of period features, including striking fireplaces, oak panelling, exposed timbers and original doors, all contributing to its timeless character and charm. The ground floor provides three impressive reception rooms - a morning room, formal dining room and elegant drawing room - alongside a kitchen/breakfast room, utility room and a useful cellar.

A standout feature of Outwoods House is the modern leisure complex positioned at the rear of the property. Designed for entertaining and relaxation, it includes a heated 15m swimming pool, bar, seating area, shower room and WC, with a spiral staircase leading to a first floor gym.

Across the upper two floors are six generous double bedrooms, two of which benefit from ensuite shower rooms, complemented by a spacious family bathroom. The home's proportions and layout offer excellent versatility for family living.

Externally, the property enjoys extensive private gardens, gated access to additional parking, and a double garage. Offered for sale with no onward chain, Outwoods House presents a convenient and attractive opportunity for a proactive purchaser seeking a substantial period home with exceptional potential.

Council Tax Band: G

Tenure: Freehold

Price: Starting Bid £765,000

Property Type: Country House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: Yes

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



This document is only for illustrative purposes and is not a contract. Measurements of rooms, areas, volumes, and any other data are approximate and no responsibility is taken for any error, omission or misstatement. Users of this data are advised to seek professional advice and also consult the relevant local authority for more information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Elm Tree Drive, Burbage, Hinckley, Leicestershire, LE10 2TX

Contact your local branch today for more information on this property:

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