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Laurel House, 3 The Grove
Burbage LE10 2AE

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Nestled in the charming area of Burbage, this exquisite gated new build development on Grove Road offers a perfect blend of modern living and comfort. Spanning an impressive 1,097 square feet, this detached house is designed to cater to the needs of contemporary families. Located next door to the primary school and minutes from Burbage Junior School.

Upon entering, you are greeted by a welcoming entrance hallway that leads seamlessly into a spacious kitchen and dining room, ideal for both casual family meals and entertaining guests. The separate lounge with woodburner provides a tranquil space for relaxation, ensuring that there is ample room for everyone to unwind. The taupe kitchen benefits from Calacatta Luxo Quartz worktops and high quality appliances.

This delightful home boasts four well-proportioned bedrooms, providing plenty of space for family members or guests. With two stylish bathrooms, morning routines will be a breeze, accommodating the needs of a busy household. The property benefits from underfloor heating downstairs with gas central heating. The property is securely alarmed with fabulous gates to the entrance. With a private shared approach from Grove Road.

The property also features convenient parking for two vehicles, including a carport, ensuring that you have easy access to your vehicles while keeping them sheltered from the elements.

As a new build completed in 2026, this home benefits from modern construction standards and energy efficiency with solar panels and EV charging making it an excellent choice for those seeking a low-maintenance lifestyle.

The location is as special as the homes with private pedestrian access to Wesley Walk you can park up, step out and enjoy Burbage- its cafes, pubs, restaurants, local shops, walks and welcoming village atmosphere. Homes can be built again; the opportunity to live in this particular setting is far harder to recreate. Located next to the primary school & just 250m from the Junior School.

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Dimensions

GROUND FLOOR

Entrance Hall

Kitchen & Dining Room
5.86 x 4.05

Downstairs Cloakroom

FIRST FLOOR

Landing

Master Bedroom
3.52 x 3.10

Ensuite

Bedroom Two
5.37 x 2.53

Bedroom Three
3.70 x 2.74

Bedroom Four
2.18 x 2.03

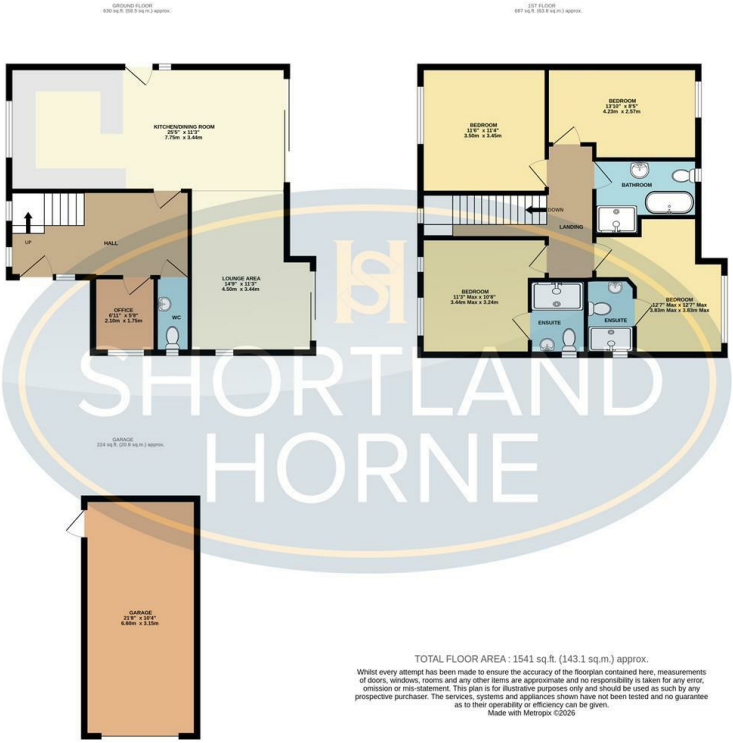
Family Bathroom

EXTERNAL

Car Port

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Floor Plan



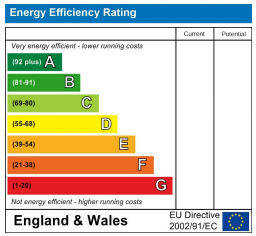
TOTAL FLOOR AREA : 1541 sq.ft. (143.1 sq.m.) approx.

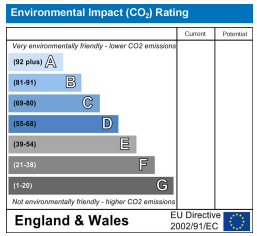
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Location Map



EPC





Total area: 1097.00 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.
Viewing Strictly by arrangement through Shortland Horne.
Measurements Room measurements and floor plans are for guidance purposes only and are approximate.
Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in ccordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

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