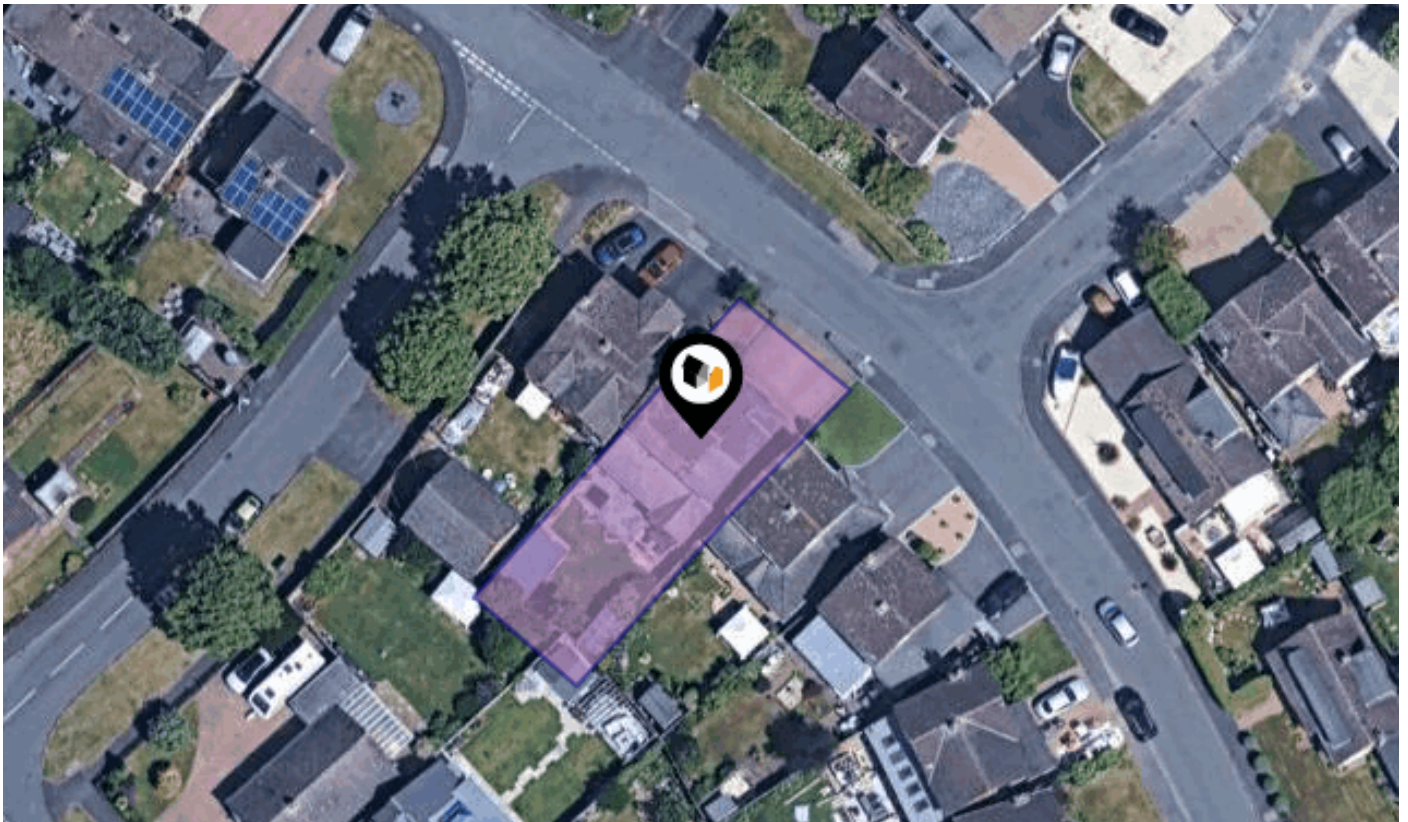


[See More Online](#)

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 30th October 2025



WINCHESTER DRIVE, BURBAGE, HINCKLEY, LE10

Price Estimate : £550,000

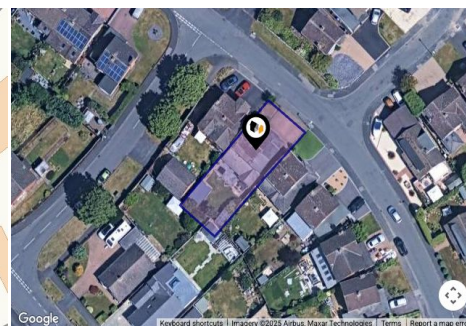
Martin & Co | Hinckley

99-109 Castle Street Hinckley LE10 1DA

01455 636349

steve.chadwick@martinco.com

www.martinco.com/estate-agents-and-letting-agents/branch/hinckley/



Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,571 ft ² / 146 m ²
Plot Area:	0.09 acres
Year Built :	1967-1975
Council Tax :	Band E
Annual Estimate:	£2,816
Title Number:	LT366476

Price Estimate:	£550,000
Tenure:	Freehold

Local Area

Local Authority:	Leicestershire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

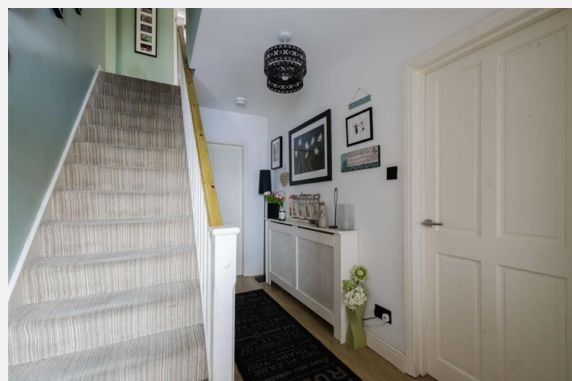
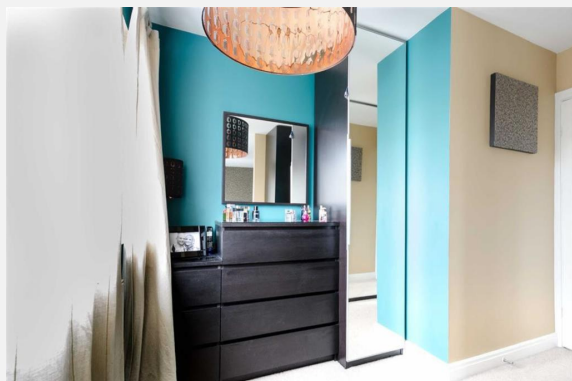
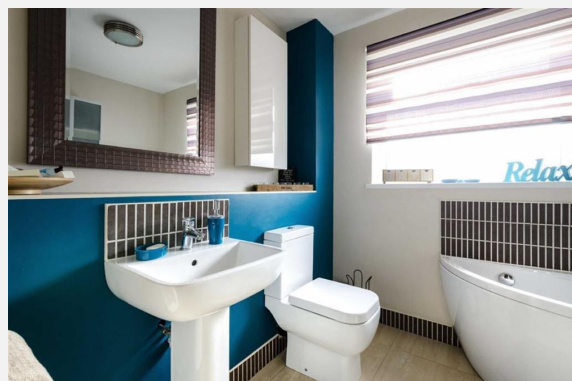
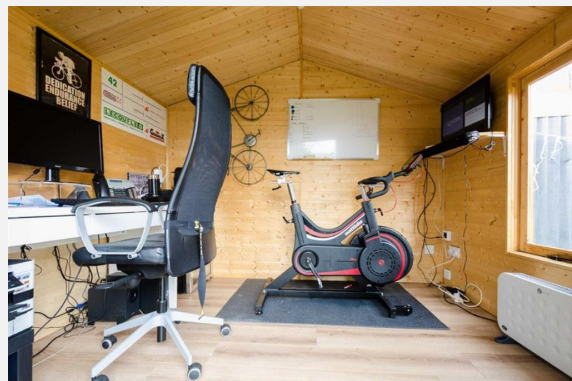
5 mb/s	56 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:









WINCHESTER DRIVE, BURBAGE, HINCKLEY, LE10



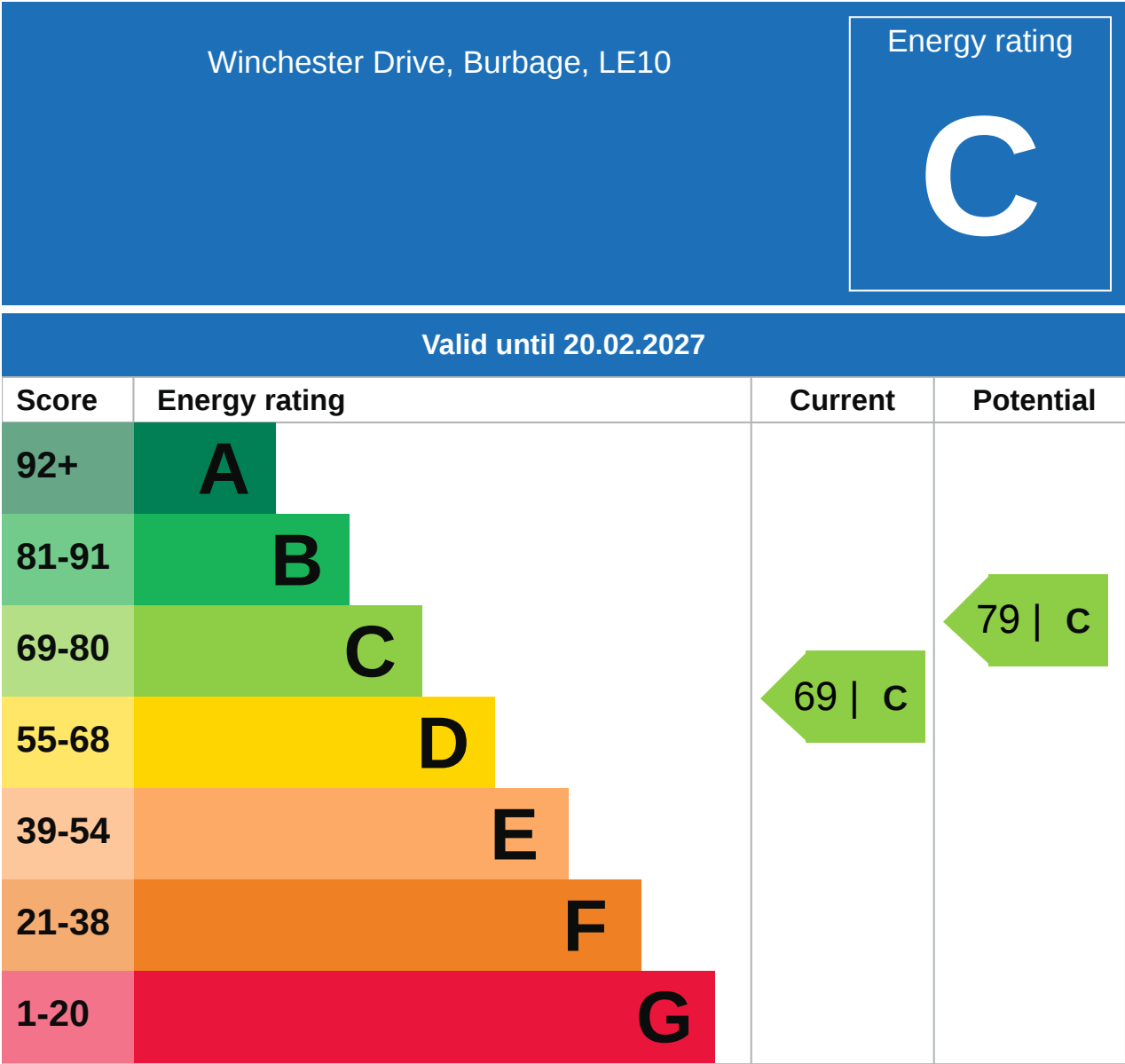
GROUND FLOOR
APPROX. FLOOR
AREA 1010 SQ.FT.
(93.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 631 SQ.FT.
(58.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1640 SQ.FT. (152.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2017



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, limited insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 67% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	146 m ²

59, Winchester Drive, Hinckley, LE10 2BA			
Last Sold Date:	07/07/2023		
Last Sold Price:	£325,000		
1, Winchester Drive, Hinckley, LE10 2BA			
Last Sold Date:	01/09/2022	14/04/1997	
Last Sold Price:	£480,000	£128,000	
13, Winchester Drive, Hinckley, LE10 2BA			
Last Sold Date:	12/08/2021	26/11/2004	23/04/1999
Last Sold Price:	£390,000	£271,000	£112,000
41, Winchester Drive, Hinckley, LE10 2BA			
Last Sold Date:	12/02/2021	16/10/1998	
Last Sold Price:	£366,500	£127,000	
47, Winchester Drive, Hinckley, LE10 2BA			
Last Sold Date:	12/07/2017	20/10/2006	11/05/2004
Last Sold Price:	£385,000	£215,000	£185,000
17, Winchester Drive, Hinckley, LE10 2BA			
Last Sold Date:	27/05/2016		
Last Sold Price:	£250,000		
63, Winchester Drive, Hinckley, LE10 2BA			
Last Sold Date:	28/08/2015		
Last Sold Price:	£248,000		
11, Winchester Drive, Hinckley, LE10 2BA			
Last Sold Date:	13/09/2013	08/04/2005	
Last Sold Price:	£231,000	£212,000	
15, Winchester Drive, Hinckley, LE10 2BA			
Last Sold Date:	13/09/2013		
Last Sold Price:	£325,000		
31, Winchester Drive, Hinckley, LE10 2BA			
Last Sold Date:	23/11/2007		
Last Sold Price:	£224,250		
21, Winchester Drive, Hinckley, LE10 2BA			
Last Sold Date:	30/07/2004		
Last Sold Price:	£213,000		
7, Winchester Drive, Hinckley, LE10 2BA			
Last Sold Date:	23/02/2004	06/07/1995	
Last Sold Price:	£365,000	£165,000	

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

39, Winchester Drive, Hinckley, LE10 2BA

Last Sold Date:	17/04/2003	23/04/1999
Last Sold Price:	£182,500	£93,000

61, Winchester Drive, Hinckley, LE10 2BA

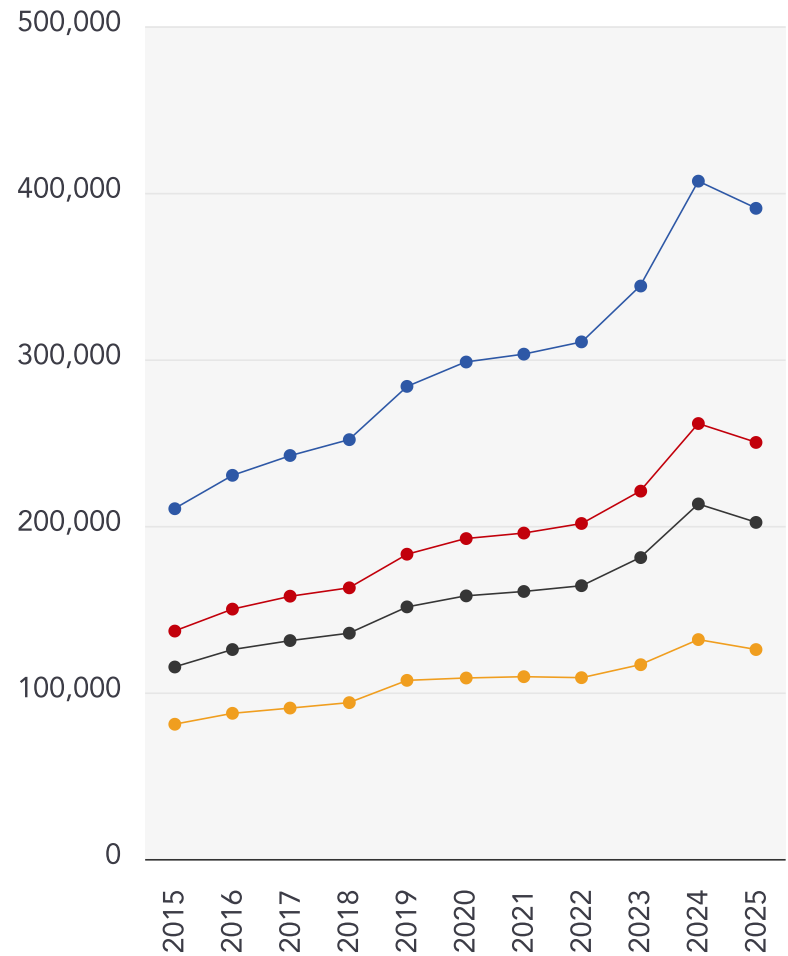
Last Sold Date:	16/12/1999
Last Sold Price:	£92,000

53, Winchester Drive, Hinckley, LE10 2BA

Last Sold Date:	01/04/1999	15/12/1995
Last Sold Price:	£78,500	£58,000

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

10 Year History of Average House Prices by Property Type in LE10



Detached

+85.76%

Semi-Detached

+82.76%

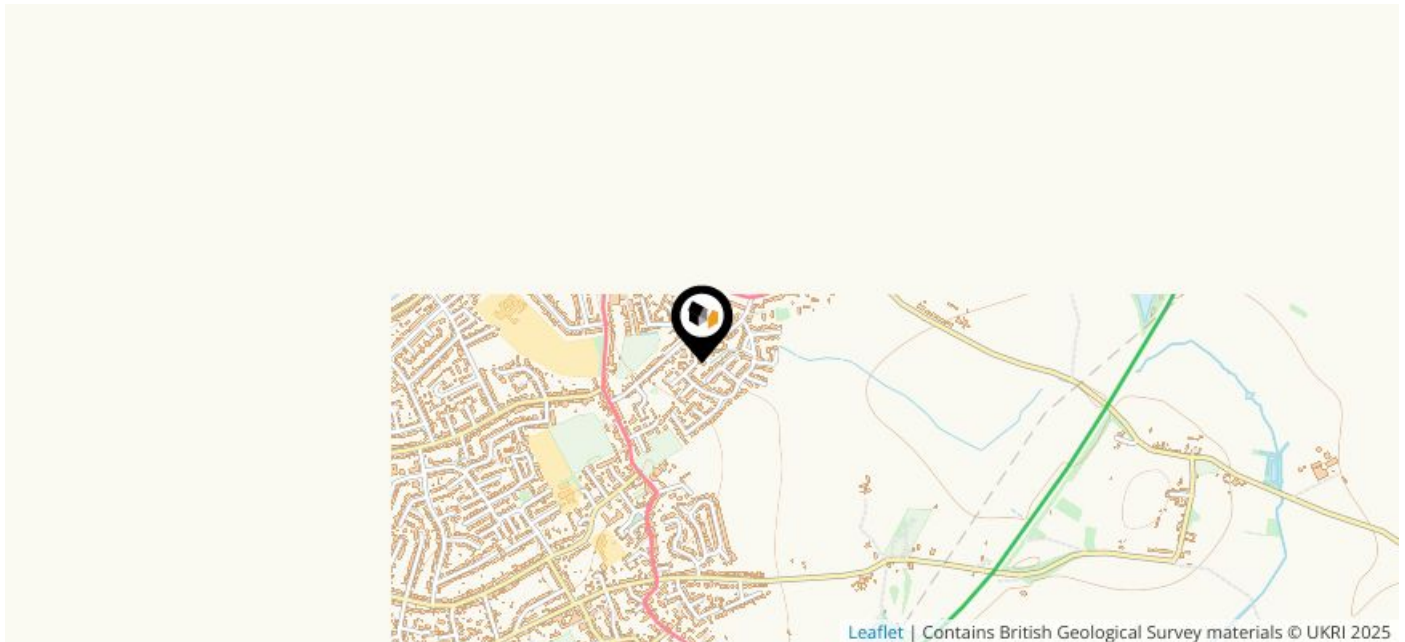
Terraced

+75.3%

Flat

+55.42%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

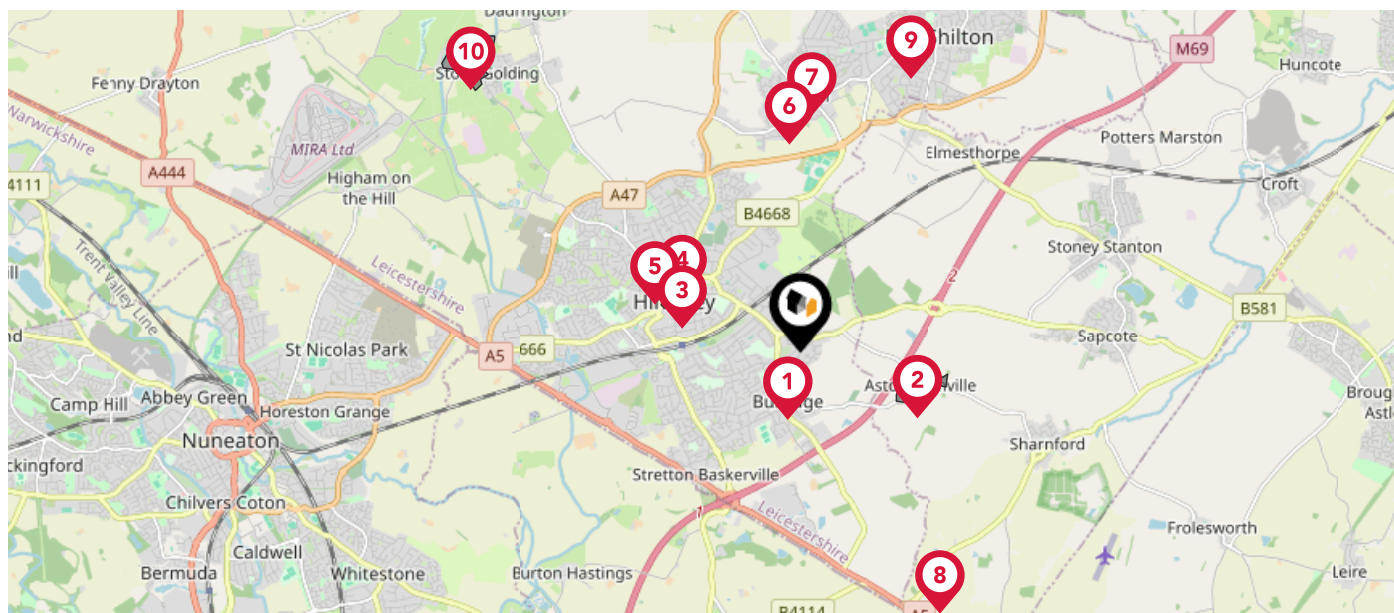
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas



Burbage



Aston Flamville



Hinckley - Town Centre



Hinckley - Druid Street



Hinckley, Hollycroft



Barwell A



Barwell B



Wigston Parva

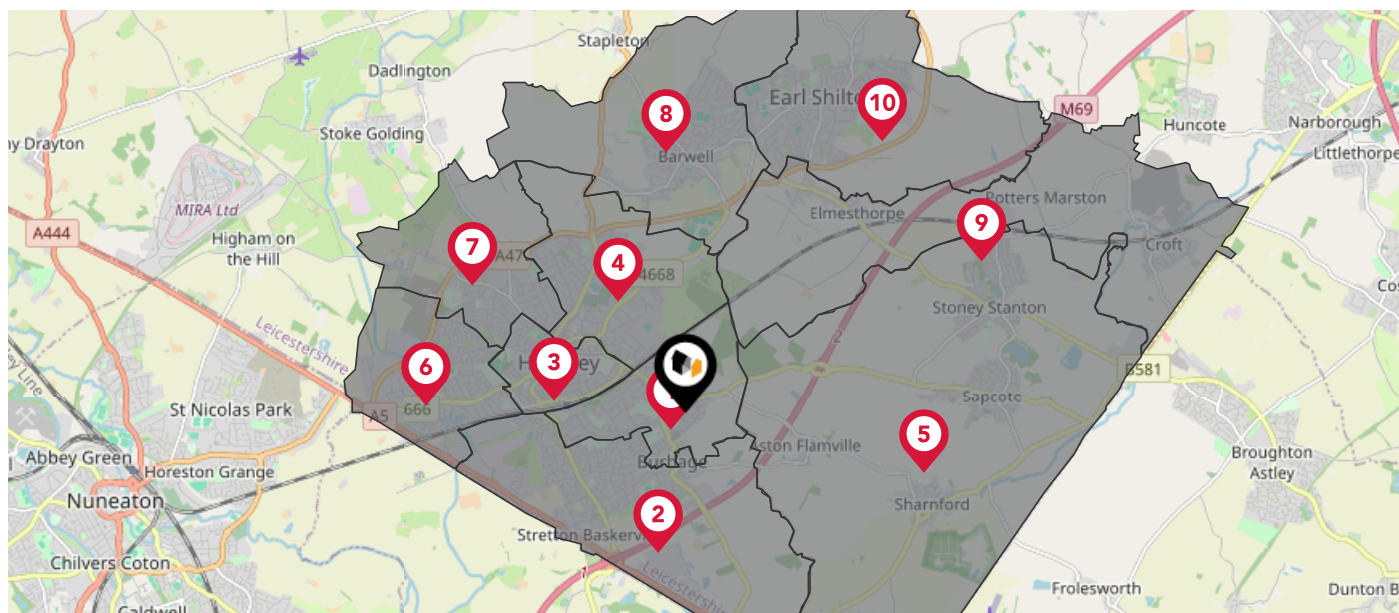


Earl Shilton



Stoke Golding

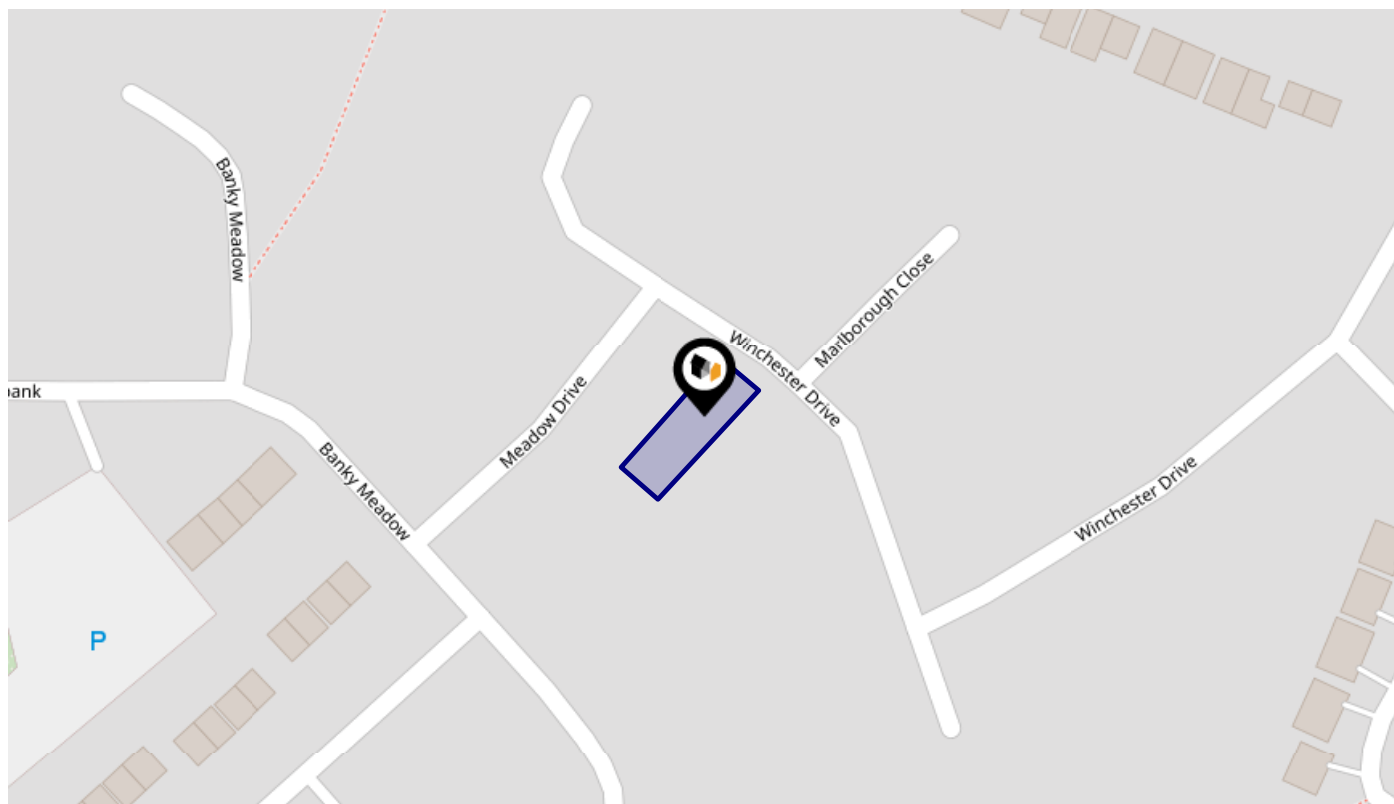
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Burbage St. Catherines and Lash Hill Ward
-  Burbage Sketchley and Stretton Ward
-  Hinckley Castle Ward
-  Hinckley De Montfort Ward
-  Stanton and Flamville Ward
-  Hinckley Clarendon Ward
-  Hinckley Trinity Ward
-  Barwell Ward
-  Croft Hill Ward
-  Earl Shilton Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

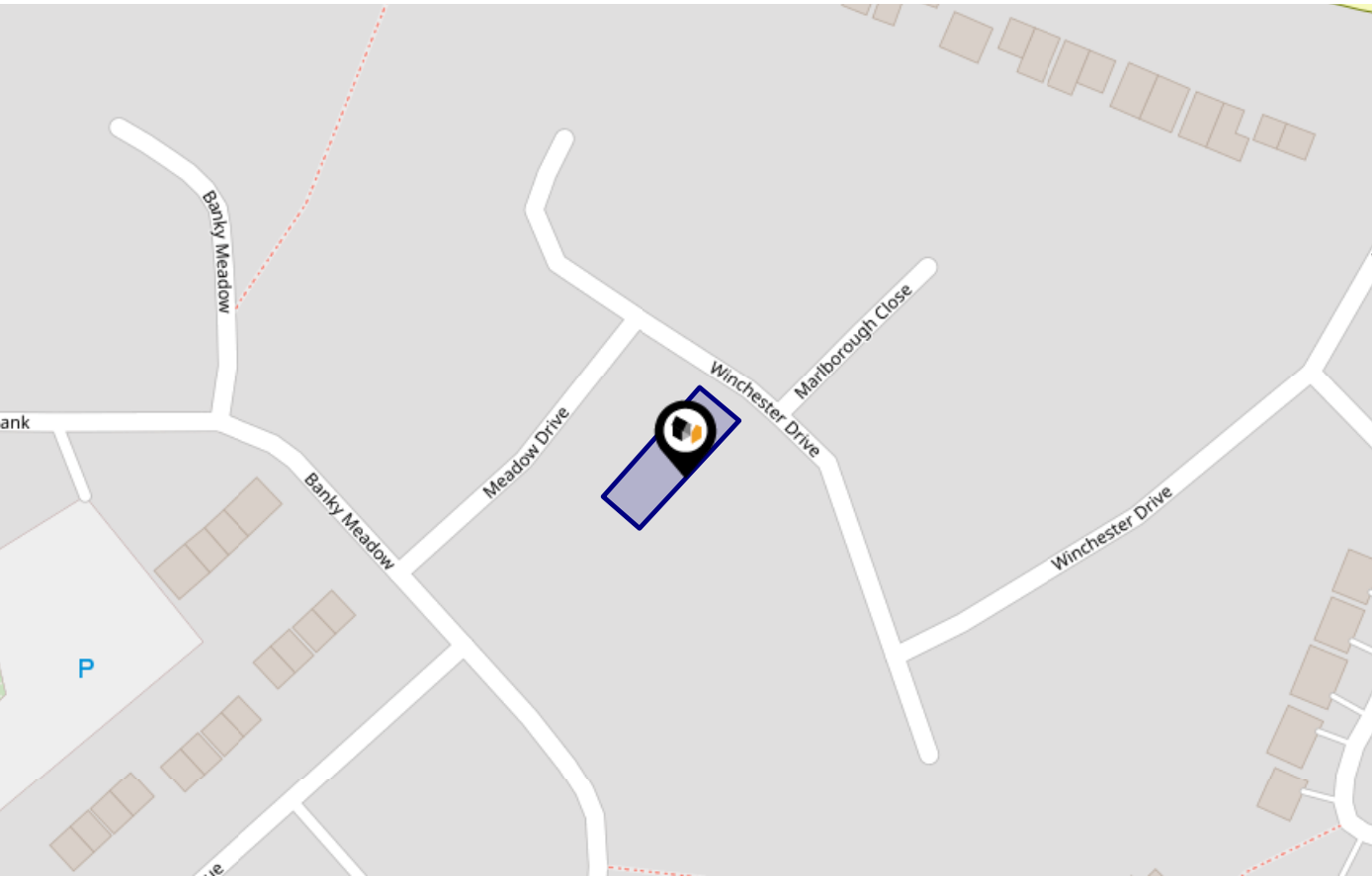
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

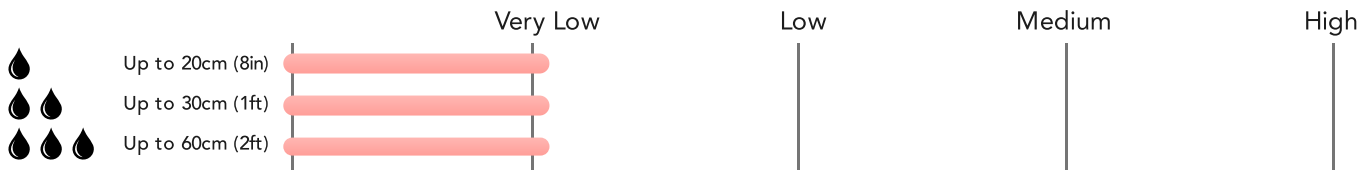


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
-  **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

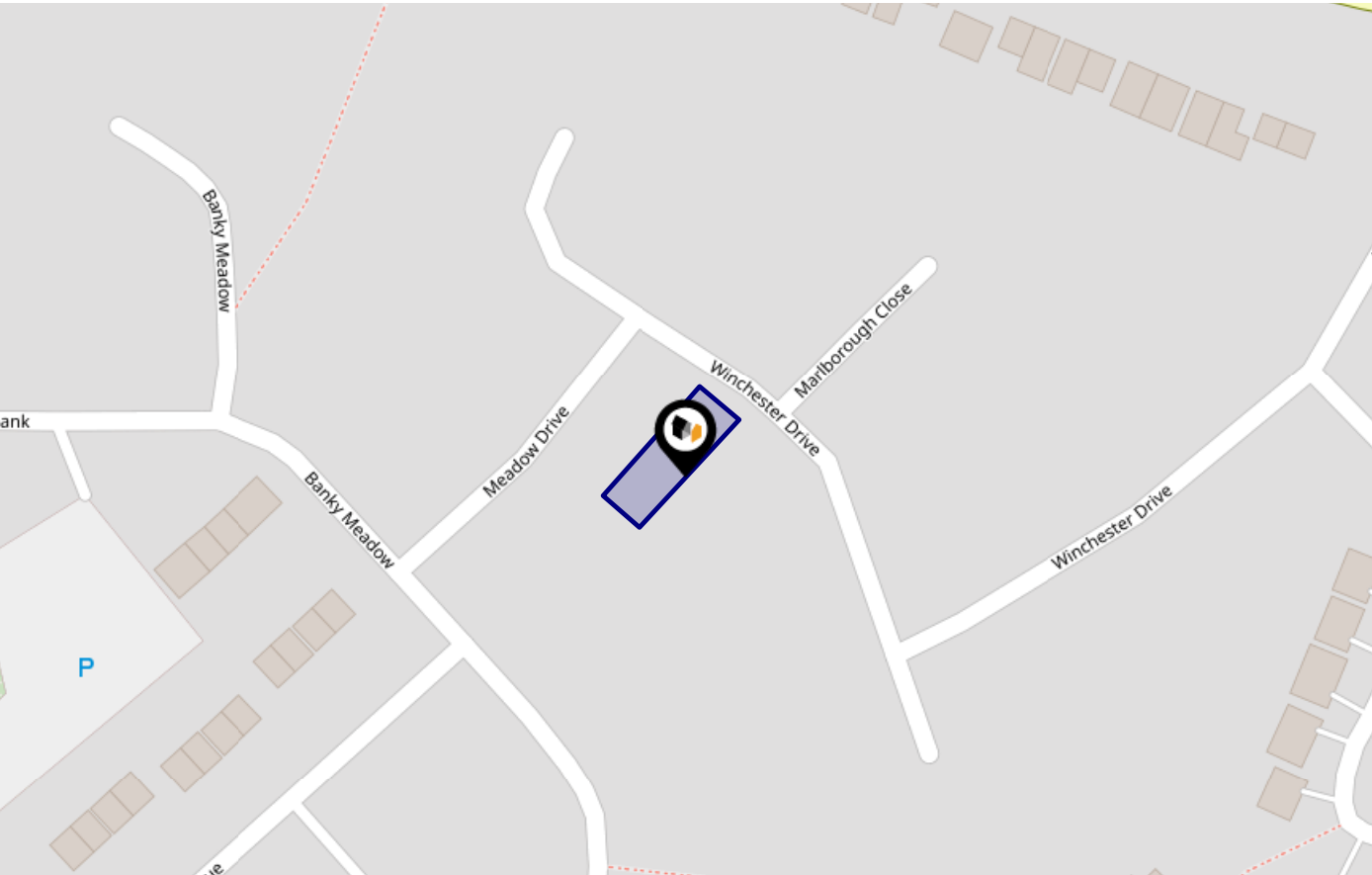
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

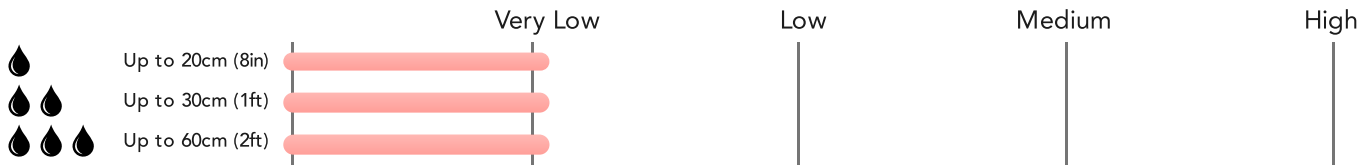


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

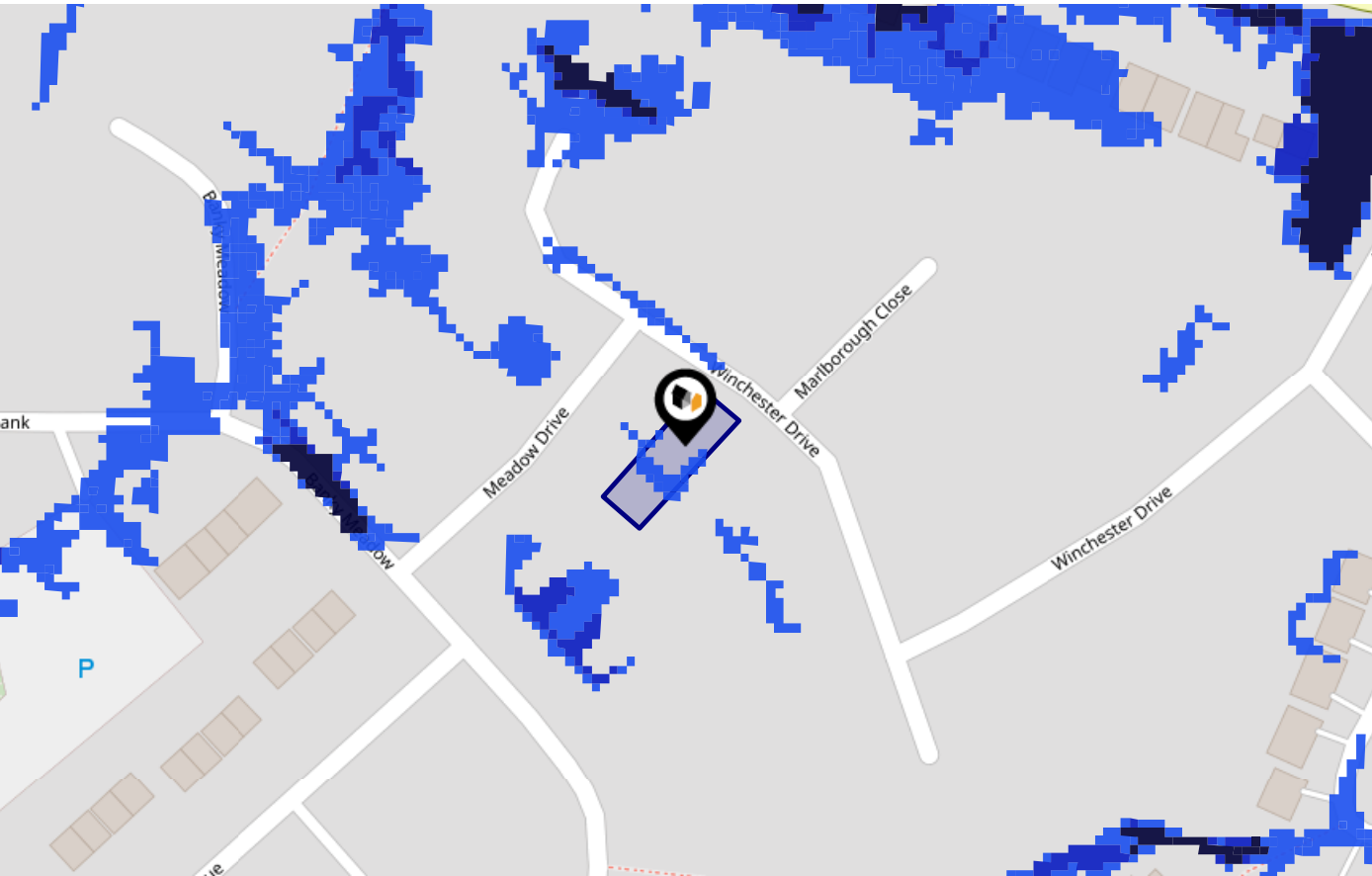
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

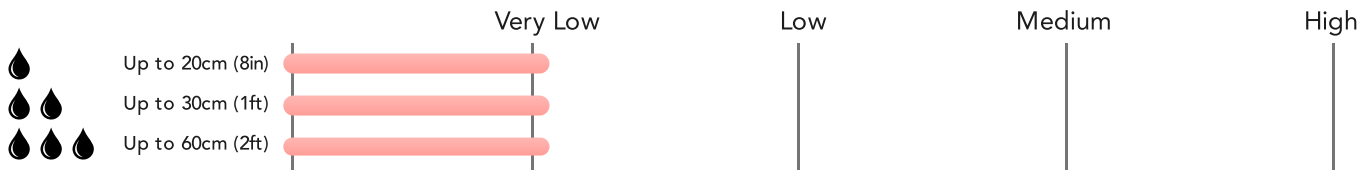


Risk Rating: Very low

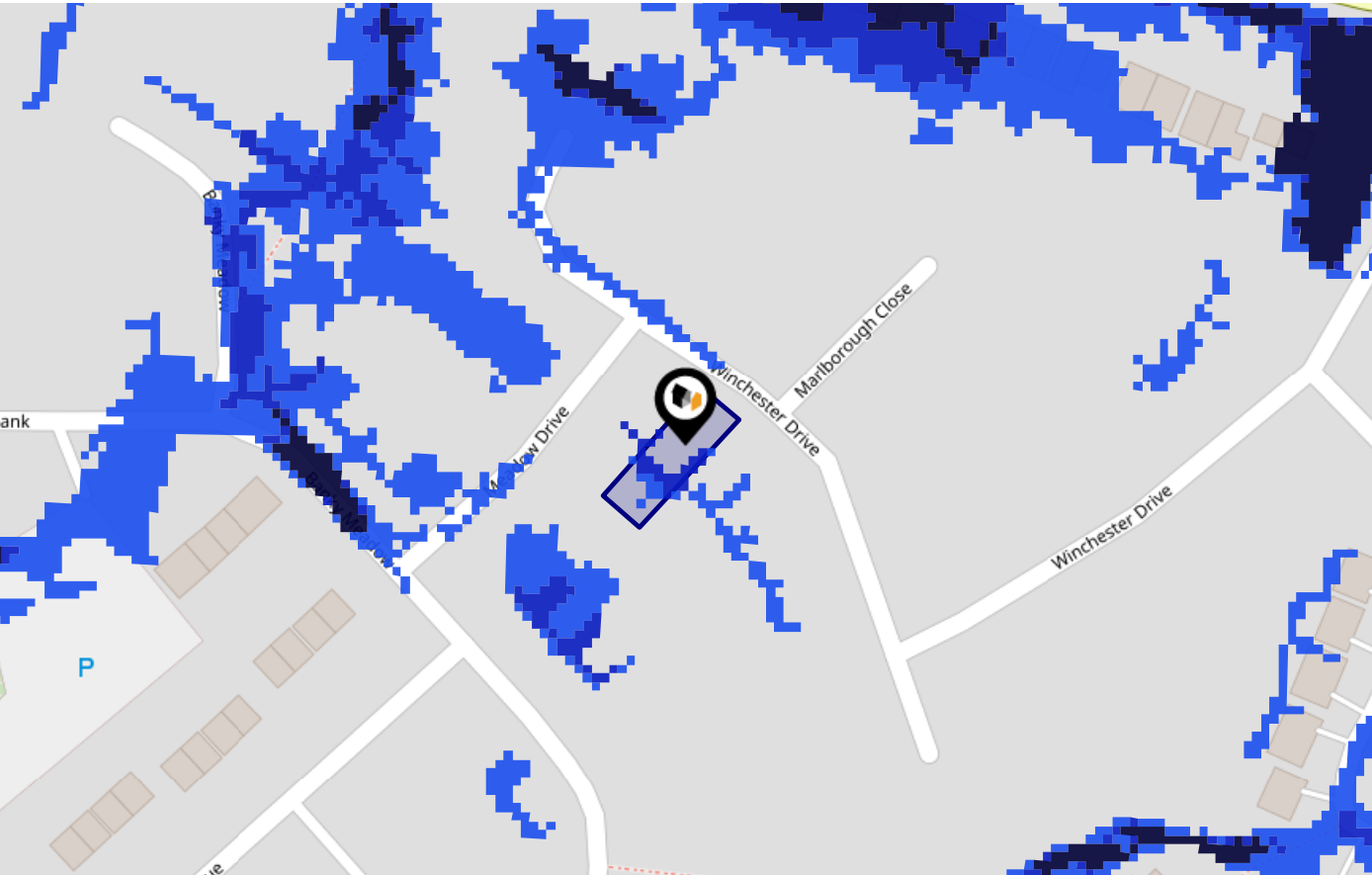
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

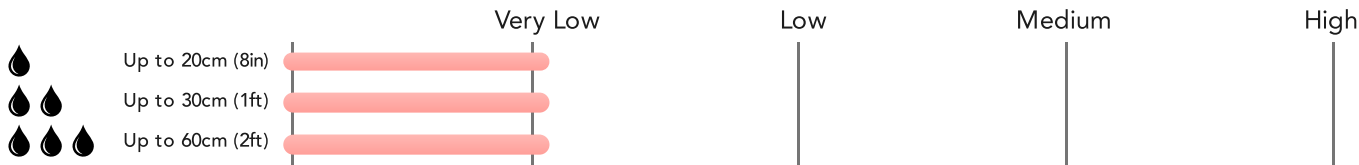


Risk Rating: Very low

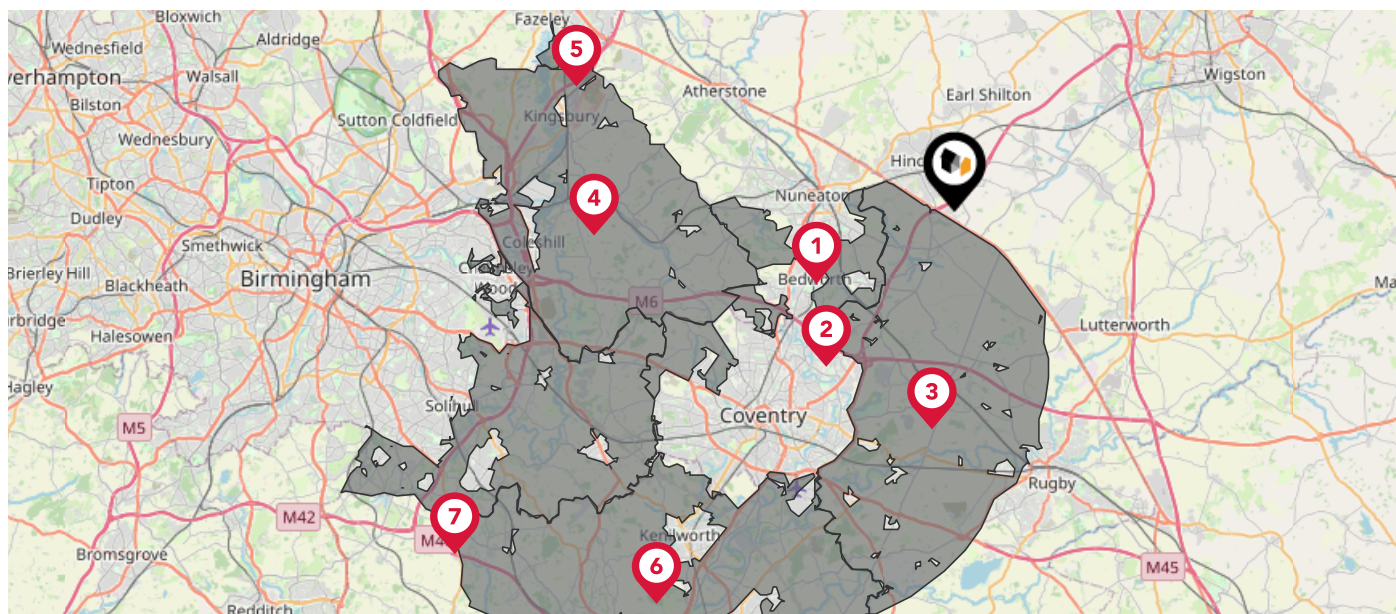
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
-  **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land



Birmingham Green Belt - Nuneaton and Bedworth



Birmingham Green Belt - Coventry



Birmingham Green Belt - Rugby



Birmingham Green Belt - North Warwickshire



Birmingham Green Belt - Tamworth

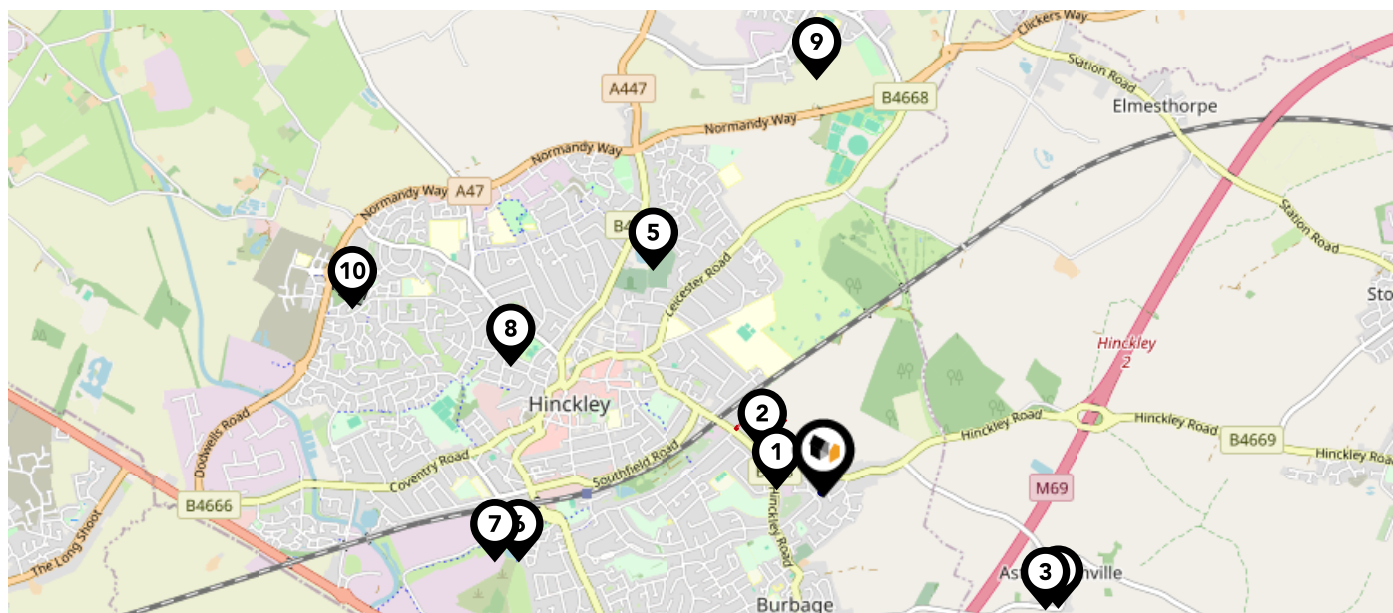


Birmingham Green Belt - Warwick



Birmingham Green Belt - Solihull

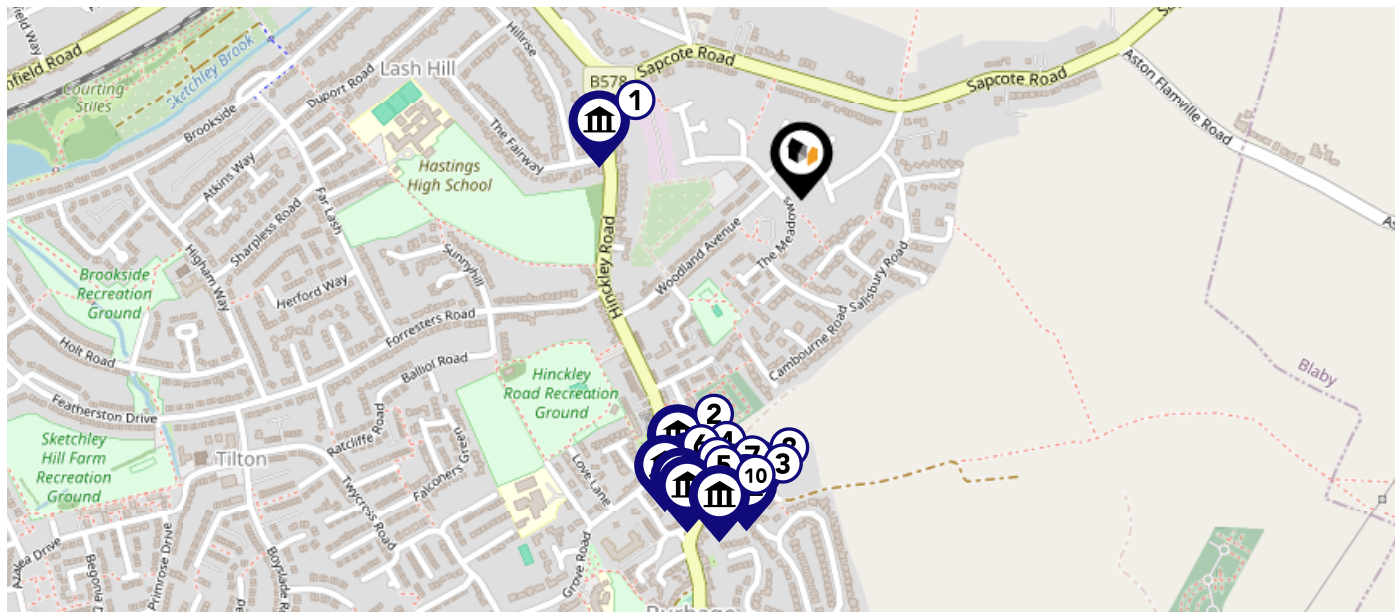
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



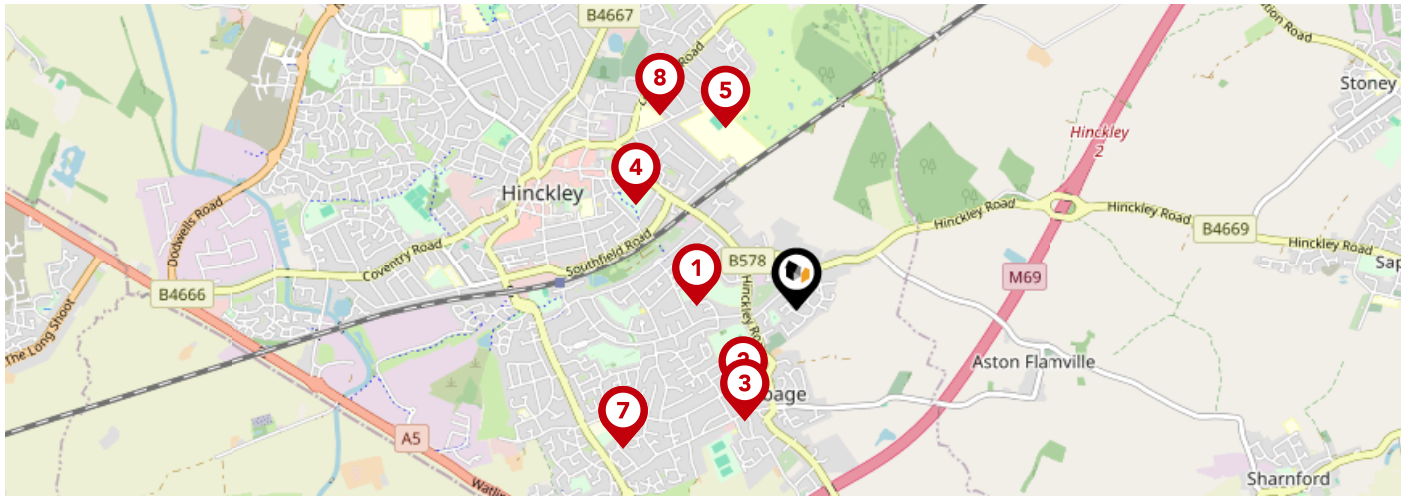
Nearby Landfill Sites

1	Hinkley Road Landfill Site-Burbace Road, Sapcote Road Junction, Hinckley, Hinckley and Bosworth	Historic Landfill	
2	EA/EPR/NP3693CQ/A001	Active Landfill	
3	Off Lychgate Lane/Burbage Lane-Aston Flamville, Blaby, Leicestershire	Historic Landfill	
4	Off Lychgate Lane-Aston Flamville, Blaby	Historic Landfill	
5	Off Barwell Lane-ASDA, Off Barwell Lane, Hinckley, Leicestershire	Historic Landfill	
6	Brookfield Road Landfill Site A-Brookfield Road, Sketchley, Hinckley, Leicestershire	Historic Landfill	
7	Nelson Burgess Landfill Site-Brookfield Road, Sketchley, Hinckley, Leicestershire	Historic Landfill	
8	Bute Close Landfill Site-Bute Close, Hinckley, Hinckley and Bosworth	Historic Landfill	
9	Barwell Landfill Site C, Church Lane-Church Lane, Barwell, Leicestershire	Historic Landfill	
10	Urban District Council Refuse Tip-Beryl Avenue, Hinckley, Leicestershire	Historic Landfill	

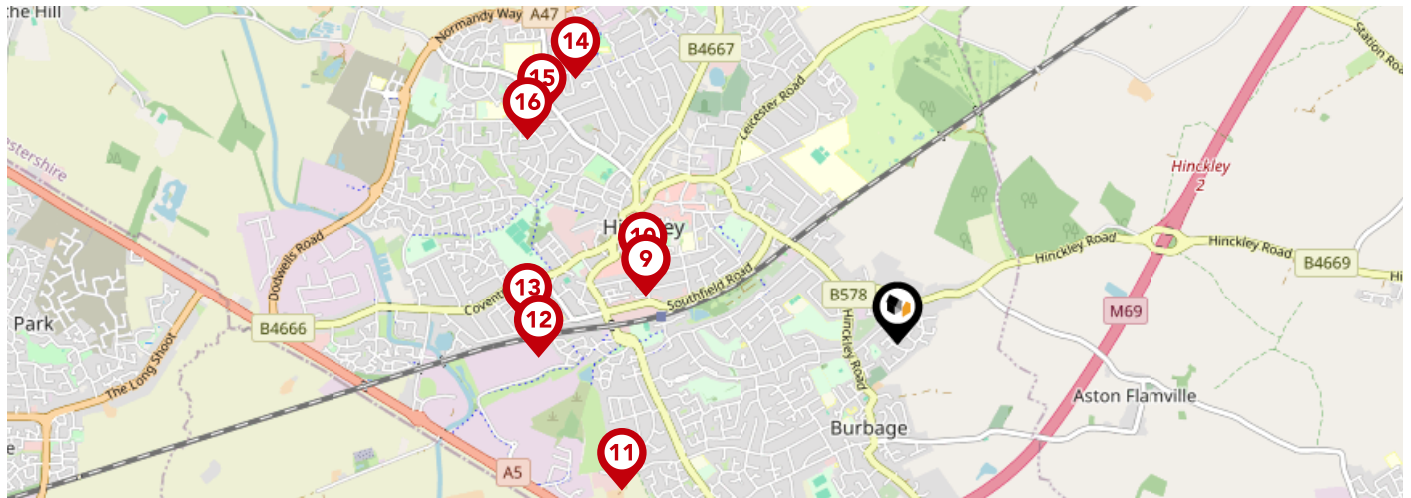
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1361310 - Milestone At Ngr Sp 4412 9332	Grade II	0.2 miles
 1295212 - Church Of St Catherine	Grade II	0.3 miles
 1178068 - The Old Grange And Attached Stable Wing	Grade II	0.4 miles
 1361309 - Archer Cottage	Grade II	0.4 miles
 1074254 - The Constitutional Club	Grade II	0.4 miles
 1295198 - Cedar Lawn	Grade II	0.4 miles
 1178080 - Manor House	Grade II	0.4 miles
 1074253 - Burbage Hall	Grade II	0.4 miles
 1074255 - 66, Church Street	Grade II	0.4 miles
 1178077 - 129, Church Street	Grade II	0.4 miles



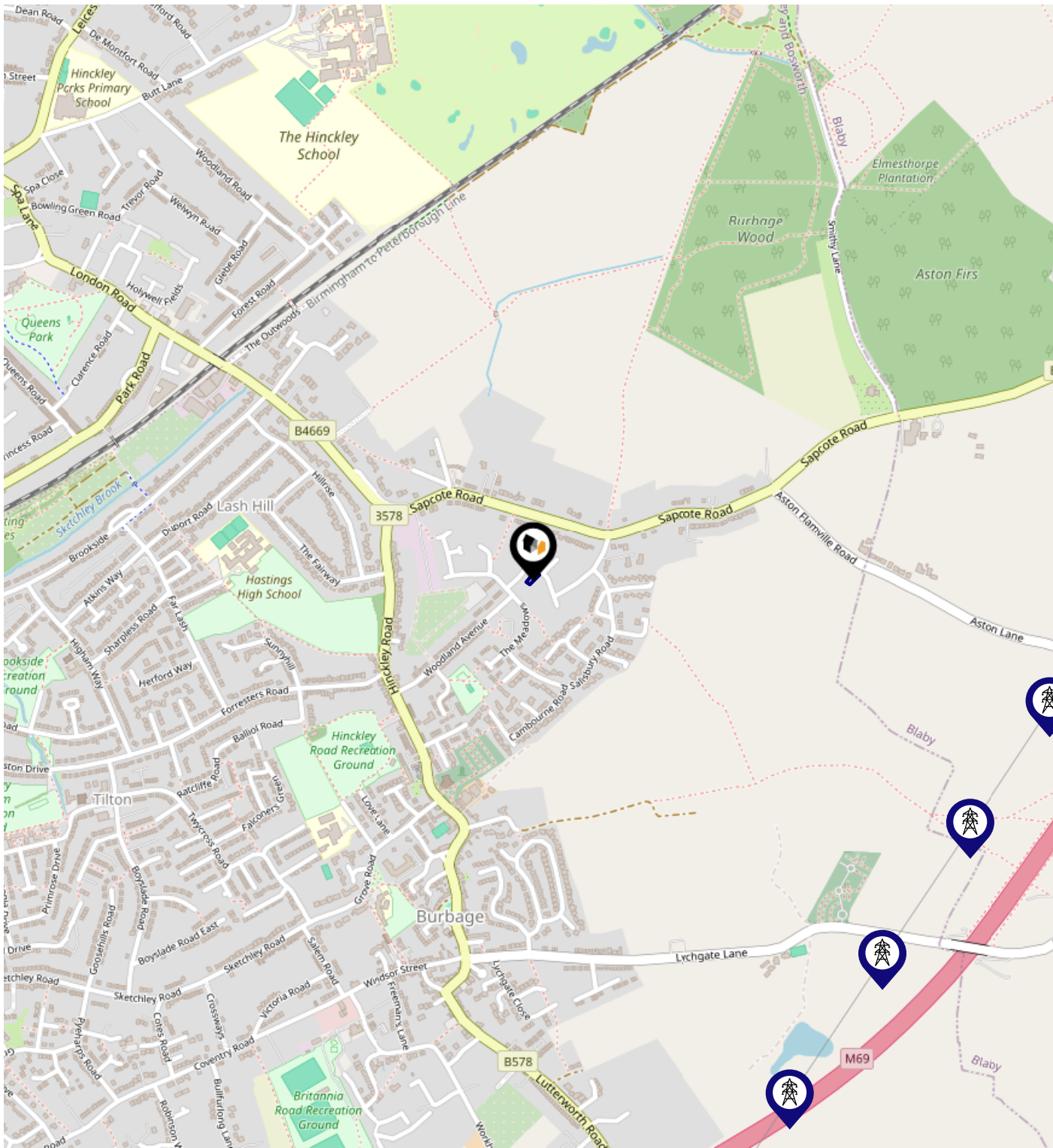
		Nursery	Primary	Secondary	College	Private
	Hastings High School Ofsted Rating: Good Pupils: 854 Distance:0.45	☐	☐	☒	☐	☐
	Burbage Junior School Ofsted Rating: Good Pupils: 362 Distance:0.46	☐	☒	☐	☐	☐
	Burbage Church of England Infant School Ofsted Rating: Good Pupils: 249 Distance:0.54	☐	☒	☐	☐	☐
	Saint Peter's Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 206 Distance:0.86	☐	☒	☐	☐	☐
	The Hinckley School Ofsted Rating: Good Pupils: 1166 Distance:0.88	☐	☐	☒	☐	☐
	Sketchley Hill Menphys Nursery School, Burbage Ofsted Rating: Good Pupils: 57 Distance:0.99	☒	☐	☐	☐	☐
	Sketchley Hill Primary School Burbage Ofsted Rating: Good Pupils: 579 Distance:0.99	☐	☒	☐	☐	☐
	Hinckley Parks Primary School Ofsted Rating: Good Pupils: 564 Distance:1.08	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	R.E.A.L Independent Schools Hinckley Ofsted Rating: Good Pupils: 16 Distance:1.15	☐	☐	☒	☐	☐
	St Mary's Church of England Primary School, Hinckley Ofsted Rating: Good Pupils: 252 Distance:1.19	☐	☒	☐	☐	☐
	Sketchley School Ofsted Rating: Good Pupils: 61 Distance:1.4	☐	☐	☒	☐	☐
	Westfield Junior School Ofsted Rating: Requires improvement Pupils: 366 Distance:1.62	☐	☒	☐	☐	☐
	Westfield Infant School Ofsted Rating: Outstanding Pupils: 275 Distance:1.67	☐	☒	☐	☐	☐
	Richmond Primary School Ofsted Rating: Good Pupils: 515 Distance:1.89	☐	☒	☐	☐	☐
	Dorothy Goodman School Hinckley Ofsted Rating: Good Pupils: 387 Distance:1.91	☐	☐	☒	☐	☐
	Dovetree School Ofsted Rating: Good Pupils: 49 Distance:1.91	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

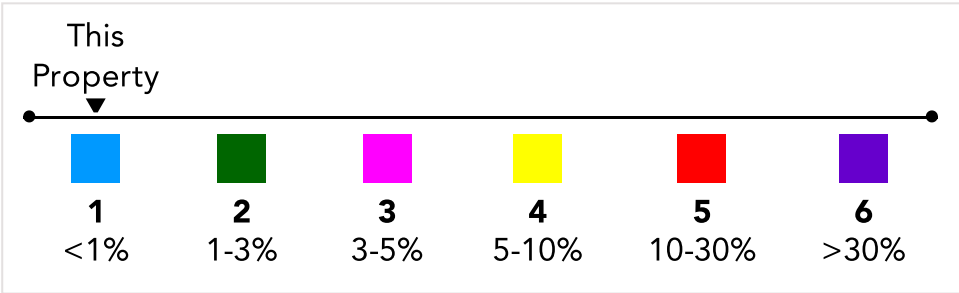
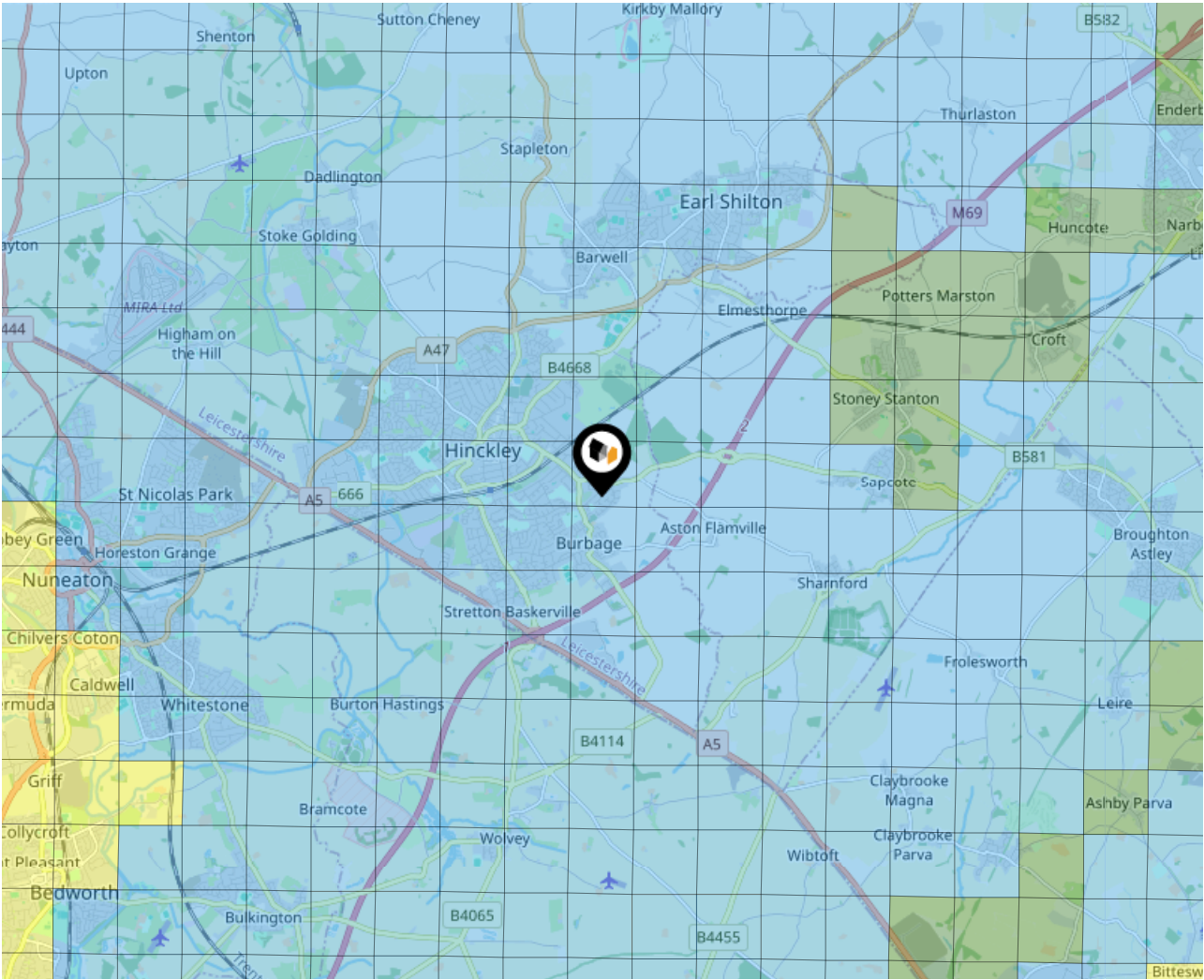


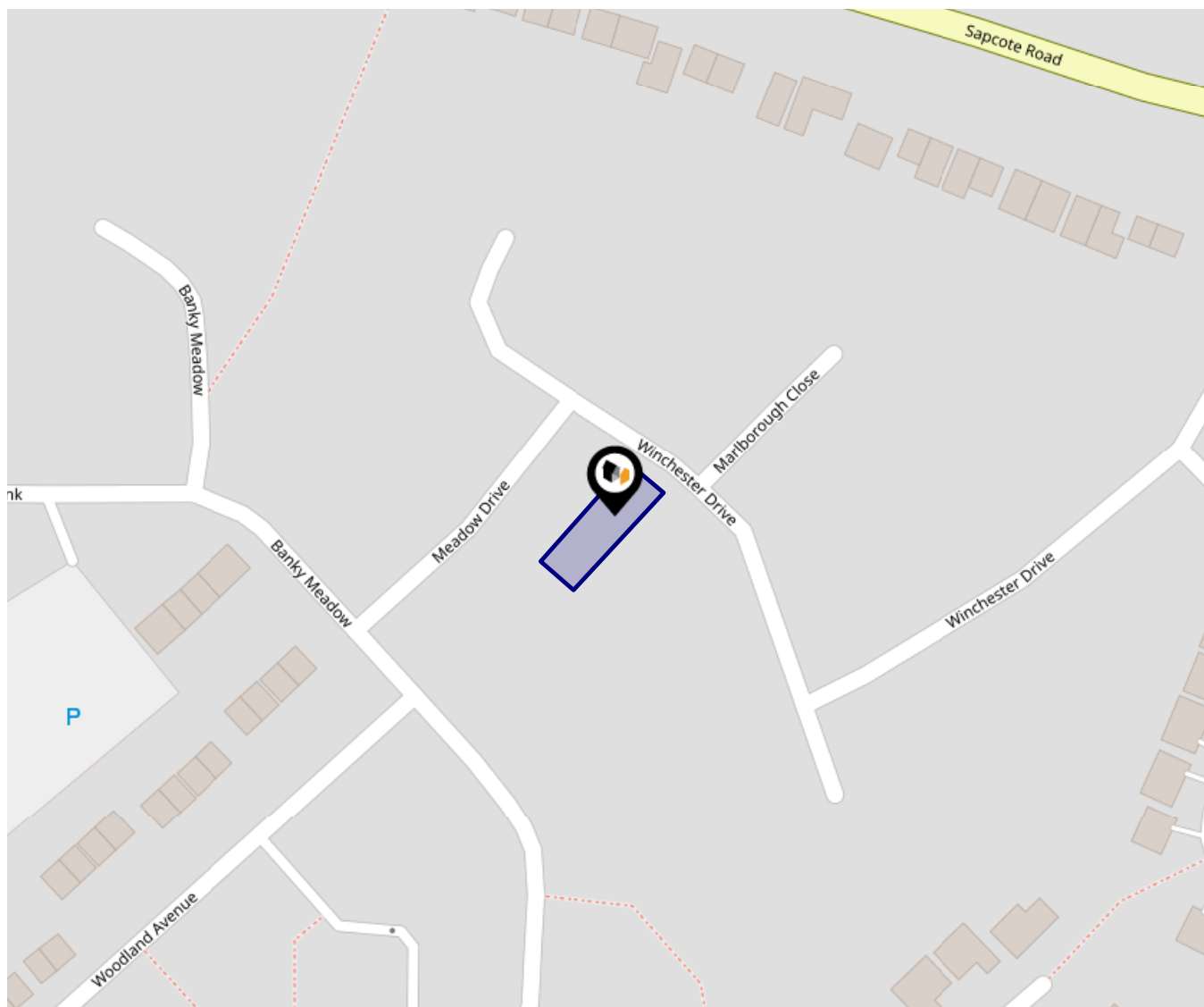
Key:

-  Power Pylons
-  Communication Masts

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).





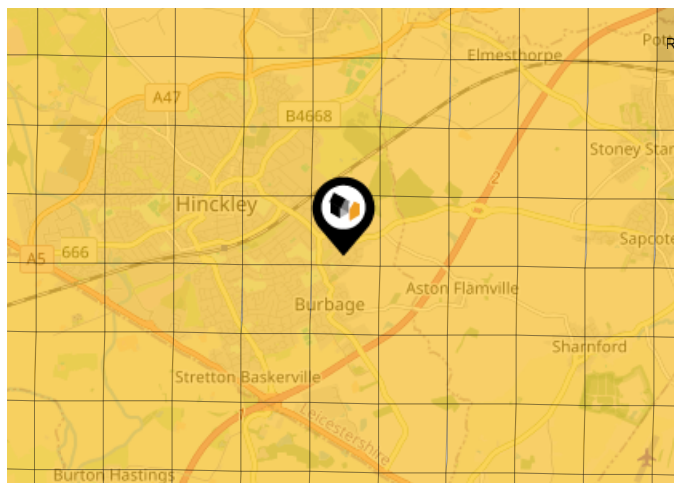
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE(LOW)	Soil Texture:	CLAY TO CLAYEY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

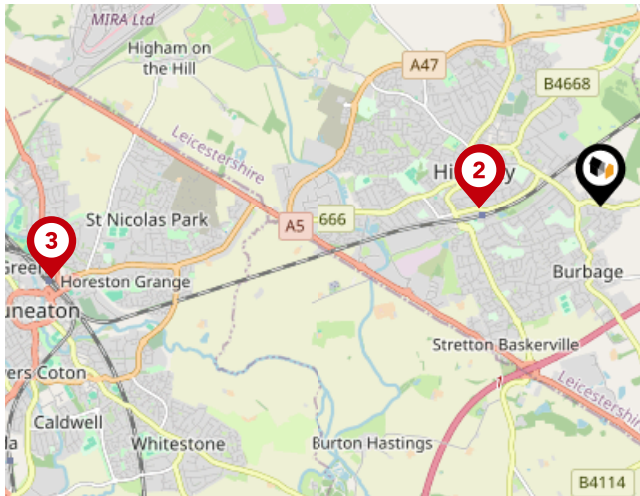


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

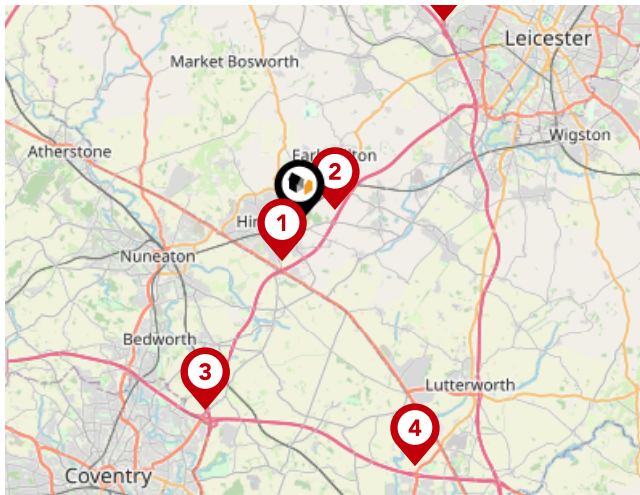
Area

Transport (National)



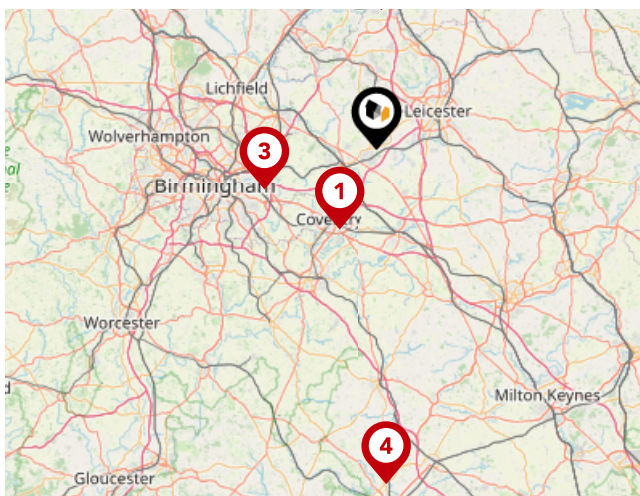
National Rail Stations

Pin	Name	Distance
1	Hinckley Rail Station	1.08 miles
2	Hinckley Rail Station	1.1 miles
3	Nuneaton Rail Station	5.01 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M69 J1	1.53 miles
2	M69 J2	1.35 miles
3	M6 J2	7.57 miles
4	M6 J1	9.74 miles
5	M1 J21A	8.95 miles

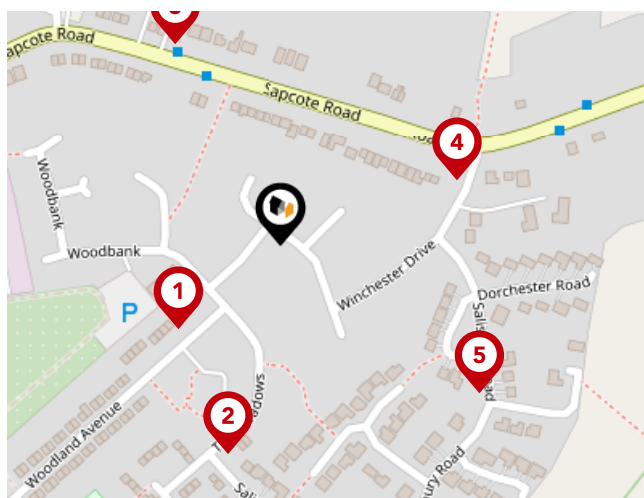


Airports/Helipads

Pin	Name	Distance
1	Baginton	12.8 miles
2	East Mids Airport	20.15 miles
3	Birmingham Airport	17.2 miles
4	Kidlington	48.61 miles

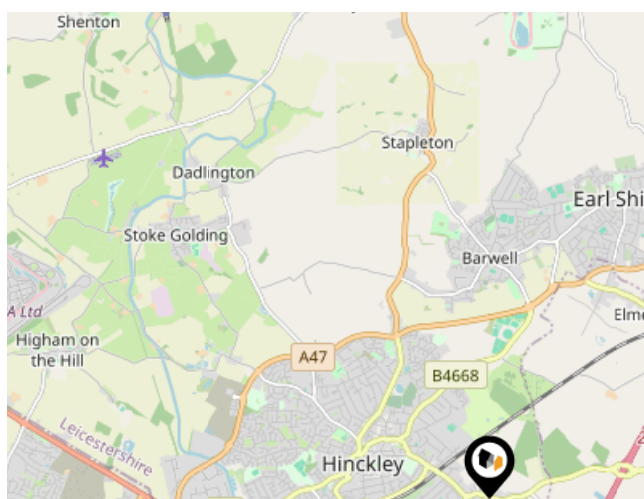
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Meadows	0.07 miles
2	Lyndhurst Close	0.12 miles
3	Costcutter	0.13 miles
4	Salisbury Road	0.11 miles
5	Sherborne Road	0.14 miles



Local Connections

Pin	Name	Distance
1	Shenton Rail Station (Battlefield Line)	5.33 miles



Martin & Co | Hinckley

Martin & Co is a national network of independently-owned letting and estate agents. Each of these businesses is committed to simplifying your property journey, using our expertise and experience to get you where you need to go, without any fuss.

We take time to understand your goals, empowering you to make informed choices about your next steps.

Having started as lettings specialists, we're nationally recognised as market-leading lettings experts. Over the years, we've continued to evolve, developing into residential sales and investments.

With more than 30 years' experience of delivering exceptional customer service and innovation, you'll have confidence in your move when you work with your local Martin & Co agent.

Testimonial 1



Martin & co were great for me in the purchase of my home. Janet in particular was amazing and really went above and beyond in getting my purchase done in time to beat the rise in stamp duty. Completed for me inside 6 weeks of the original listing. Highly recommend.

Testimonial 2



Definitely recommend Martin and Co in Hinckley. I sold my flat through them. Service second to none. Excellent communication especially Jan. Thank you very much.

Testimonial 3



Currently purchasing through Martin and Co and Mark and Jan have both been amazing, really helpful, full communication at all times with fast responses and very friendly which makes the process much easier. Would recommend!

Testimonial 4



Fantastic service when purchasing a property. Friendly staff and went the extra mile during tricky negotiations also very efficient on moving day. Will use them again.



/martincouk



/martinco_uk/



/martincouk



/company/martin-and-co/

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Martin & Co I Hinckley or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Martin & Co I Hinckley and therefore no warranties can be given as to their good working order.

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Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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