



225 Sketchley Road, Burbage - LE10 2DY  
£359,950

 **NEWTON FALLOWELL**

## 225 Sketchley Road

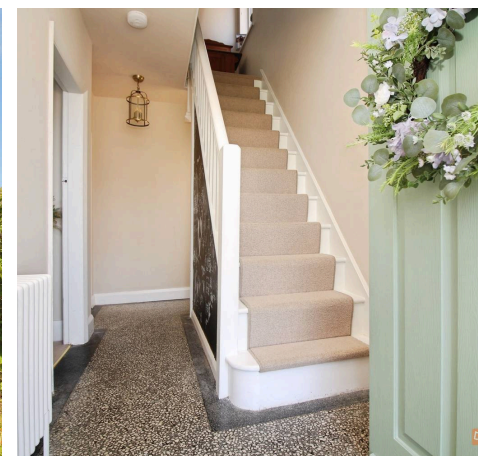
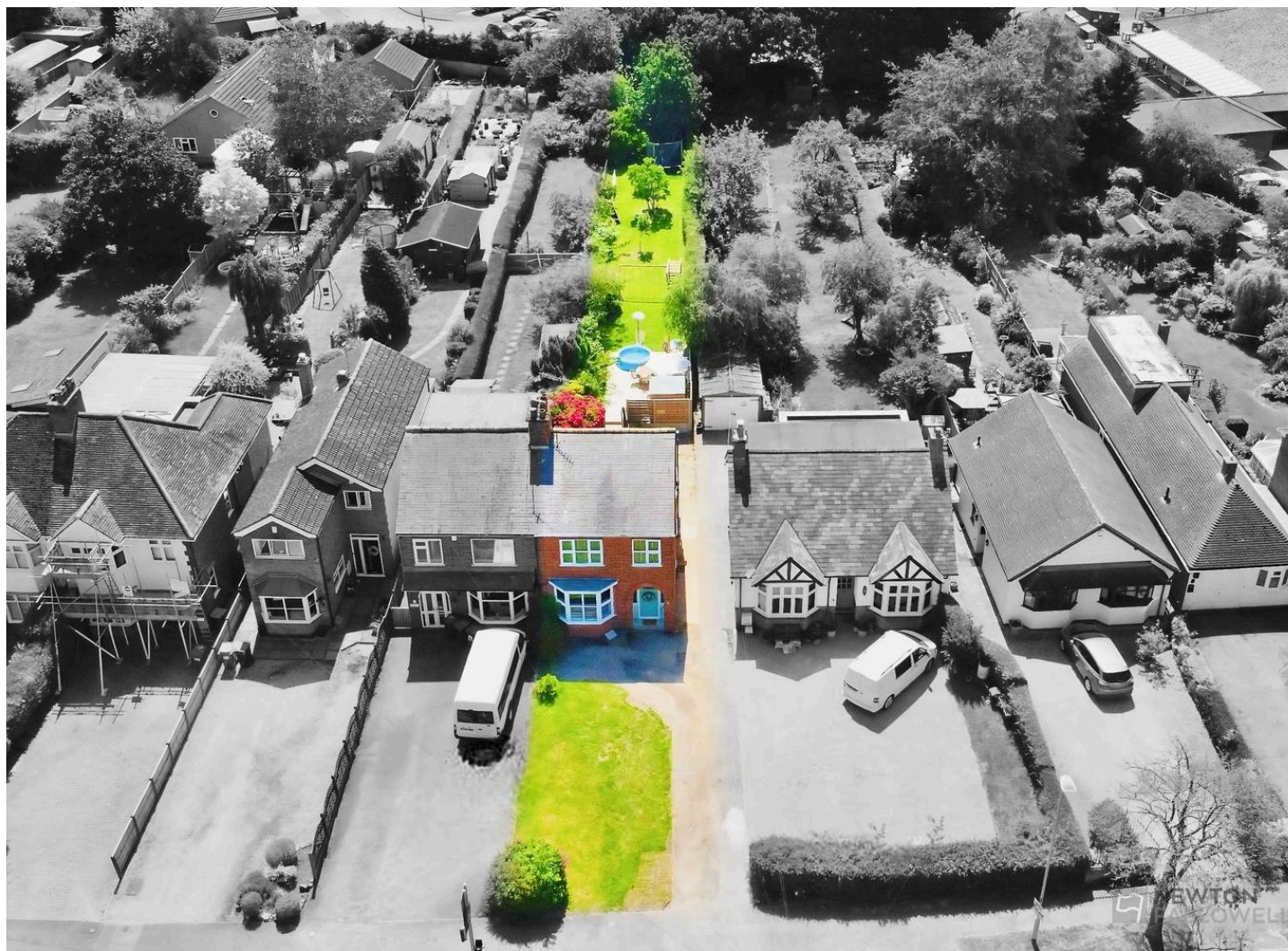
Burbage, Hinckley

Refurbished throughout, this traditional three-bedroom semi-detached home has been transformed into a stylish contemporary family residence. Occupying a larger-than-average plot on one of Burbage's most sought-after roads, the property is within walking distance of well-regarded schools and offers excellent potential for an extension or loft conversion (planning granted April 2025). Benefiting from gas central heating, double glazing and an electric vehicle charging point, the accommodation comprises an entrance hall, bay-fronted lounge and an open-plan kitchen diner. Upstairs are three well-proportioned bedrooms and a modern family bathroom. Outside, there is off-road parking to the front, while the generous rear garden is mainly laid to lawn with plenty of space for outdoor entertaining and family enjoyment. Ideally located for easy access to the M69, early viewing is highly recommended.

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Three bedroom semi detached home
- Modernised open plan kitchen diner with built in appliances
- Off road parking
- Larger than average rear garden, perfect for families
- Potential to convert the loft (Planning granted April 2025)
- Ideally located for major road links & local schooling
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band C
- EPC Rating F
- Viewings strictly by appointment only!





### Welcome to your new home

Upon entering the home, you are welcomed into an entrance hall featuring characterful flooring, a staircase rising to the first floor, a useful storage cupboard, and a convenient side access door. The living room is light and airy, with an elegant walk-in bay window to the front elevation fitted with stylish shutter blinds, allowing an abundance of natural light to flood the space. A standout feature of the home is the impressive open-plan kitchen and dining area, perfectly suited to modern family living and entertaining. The kitchen is fitted with a contemporary range of wall and base units complemented by work surfaces, tiled splashbacks, soft-close drawers, a 1.5 bowl sink with drainer and mixer tap, an integrated oven, five-ring gas hob with extractor hood, concealed boiler, integrated fridge freezer, and washing machine. The dining area benefits from built-in storage within the alcoves, a side-facing window, and patio doors that open directly onto the rear garden.

### Moving upstairs

Ascending to the first floor, the carpeted landing provides access to three well-proportioned bedrooms, two of which are doubles. The contemporary family bathroom is fitted with a modern three-piece suite comprising a bath with shower over, a wash hand basin set within a vanity unit providing useful storage, and a low-level WC. Complementary wall tiling and a heated towel rail complete the space. The landing also provides access to the insulated loft, offering additional storage potential.



## Outside

Occupying a larger-than-average plot, this fantastic home enjoys generous outdoor space, beginning with a lawned frontage and parking. An electric vehicle charging point is conveniently positioned adjacent to the front door. Additional parking can be found to the rear with gated access through to the rear garden. Designed with both relaxation and entertaining in mind, the garden features an decked seating area complete with a timber bar, creating the perfect setting for summer gatherings. Beyond, the garden is predominantly laid to lawn and enhanced by a variety of established plants and shrubs, while a useful shed is positioned at the far back, providing excellent additional storage. There is also two useful outbuildings, both providing storage with one boasting the potential to be transformed back into a useable WC.

## Loft Conversion Planning Granted

Proposal: Loft conversion including the addition of a dormer.

Application type: Certificate of Lawful Proposed Development (CLP), which is used to confirm that proposed works are lawful under planning legislation, rather than seeking full planning permission. Validated: 3 April 2025.

## Location

Sought after and picturesque Burbage is a popular village on the outskirts of Hinckley. The village offers a small library, two infant schools, the first Britannia Scout group, two junior schools and a secondary school. It also holds its popular farmers market on the first Saturday of every month. There are various public houses, restaurants, a small supermarket and individual boutique shops along with other amenities.

## Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Hinckley & Bosworth Council - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

## Viewing Arrangements

Viewings are strictly by appointment only.



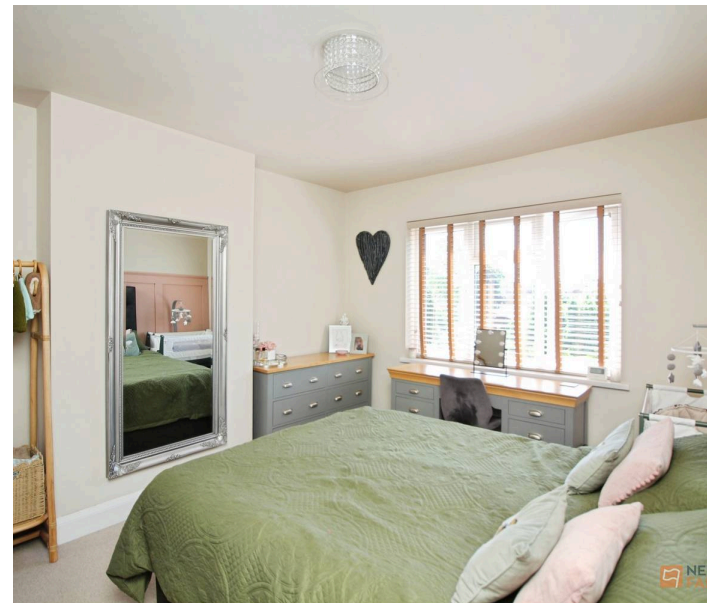


### Need Independent Mortgage Advice?

We are pleased to introduce EVERYONE MORTGAGES, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

### Please Be Advised!

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an employee at Newton Fallowell Estate Agents.







Ground Floor



First Floor

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](http://www.Propertybox.io)







## Newton Fallowell LFE

Newton Fallowell, 18 Hinckley Road - LE3 3GH

01163665666 · lfe@newtonfallowell.co.uk · www.newtonfallowell.co.uk/



 **NEWTON FALLOWELL**