



1 New Road

Burbage, Hinckley, LE10 2AW

BROWN & CO

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A three-bedroom end-terrace property arranged over two floors, offering well-proportioned accommodation throughout

The property includes a garage and off-road parking and would benefit from some modernisation. It is situated in the sought-after village of Burbage.

Guide Price: £235,000

FOR SALE BY PRIVATE TREATY

Available as a whole



LOCATION

The property occupies a prominent position, within the well established village of Burbage.

The property is located close to a range of amenities, including local shops, supermarkets, cafés, public houses, healthcare services, and both primary and secondary schools. The village also enjoys excellent recreational provision, with nearby parks and sports clubs.

The location is particularly convenient for commuters, with the M69 motorway situated approximately 1.5 miles to the south-east, providing efficient access to Leicester, Coventry and the wider motorway network. Hinckley town centre lies approximately 2 miles to the west and provides a wider range of retail, leisure and professional services.

By road, the property is situated approximately 11 miles south west of Leicester, 15 miles north-east of Coventry and 28 miles east of Birmingham.

Rail services are available from Hinckley Railway Station, located approximately 2 miles from the property, providing regular connections to Leicester, Birmingham and the national rail network. Additional mainline services are available from Nuneaton, approximately 6 miles distant, including direct services to London Euston.



ACCOMMODATION

Ground Floor

The front door leads into a hallway containing the staircase and under stairs cupboard.

Dining Room 3.57m x 3.31m – Accessed from the hallway, the dining room features a fireplace and large window and provides ample space for a dining table and additional furniture.

Lounge 3.96m x 3.31m – A comfortable and well-presented lounge enjoying a pleasant rear aspect through a large window. The room features a fireplace with tiled surround and a fitted storage cupboard, providing an inviting and practical living area.

Kitchen 2.70m x 1.80m – A galley kitchen fitted with a sink, hob and oven, together with base and eye-level units.

Lean-to and WC 3.36m x 2.59m – Accessed via the kitchen door and leading to the garden.

Garage 6.10m max x 3.35m – Providing sufficient space for one vehicle, with a concrete floor, manually opening garage door, and coal store to the rear.

First Floor

Bedroom 1 3.54m x 3.31m – A double bedroom enjoying a pleasant outlook through a large window. The room features a decorative fireplace and picture rail detailing.

Bedroom 2 3.96m x 3.31m – A double bedroom enjoying a pleasant outlook through a large window. The room features a decorative fireplace, picture rail detailing and built in cupboard.

Bedroom 3 2.74m x 1.80m – A smaller bedroom enjoying a pleasant outlook over the rear of the property.

Bathroom – With fitted three-piece suite comprising bath with shower over, toilet and sink.

OUTSIDE

The property has off-road parking to the front and a generous lawned garden to the rear.

GENERAL REMARKS & STIPULATIONS

Services

The property is understood to benefit from mains water, electricity, gas and mains sewerage connections.

Energy Performance Certificate

The property has been assessed as having an EPC rating of D 65.

Local Authorities

Leicestershire County Council
T: 0116 232 3232

Hinckley and Bosworth Borough Council
T: 01455 238141

Water: Severn Trent Water Limited
T: 0800 783 4444

Council Tax
Band B

Method of Sale

The property is being offered for sale by private treaty.

Viewings

Strictly by prior appointment through the selling agent.

Selling Agent

Brown & Co
5 Geoff Monk Way, Birstall, Leicester, LE4 3BU

Philippa Dewes BSc (Hons) MRICS FAAV
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Agent's Notes

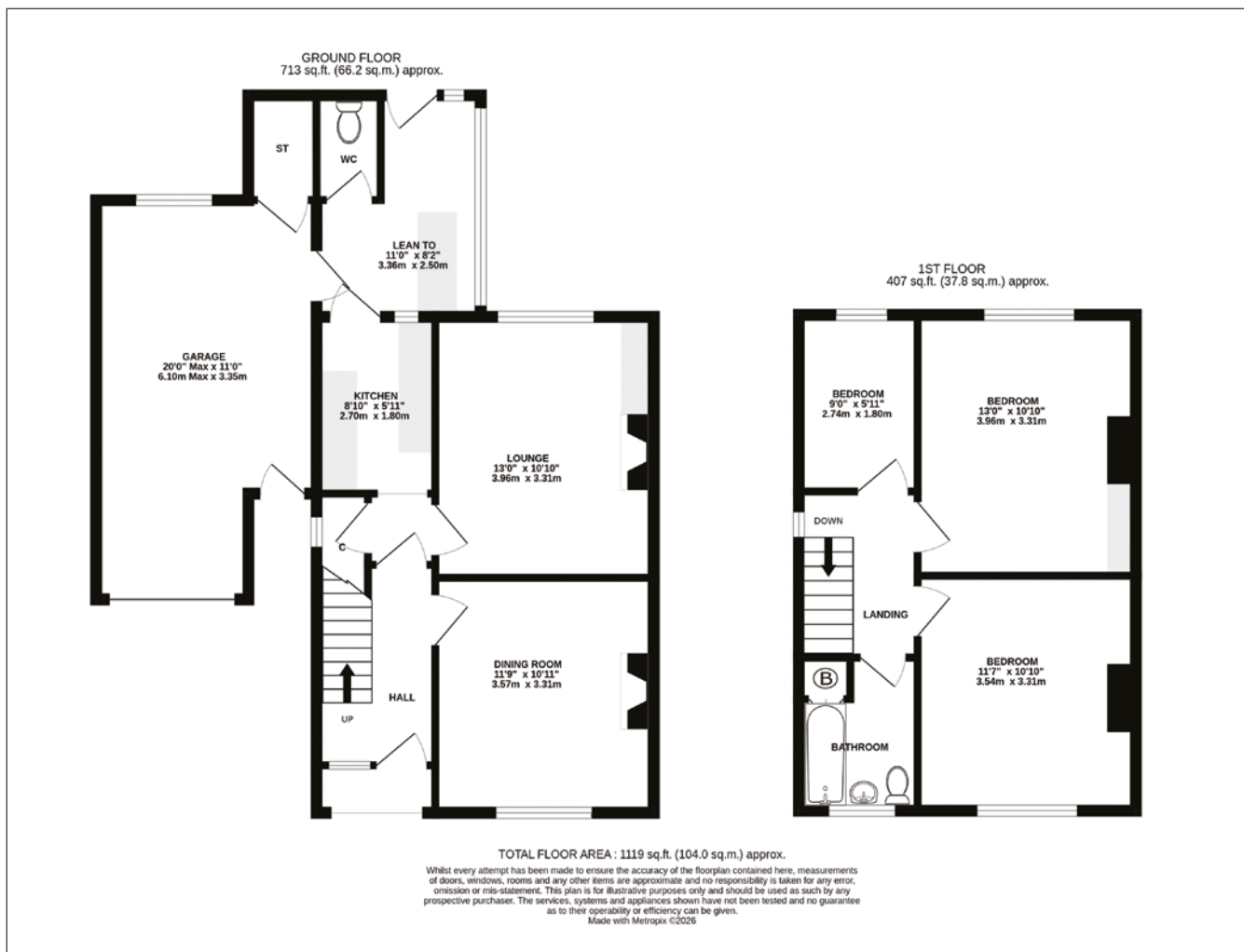
Arbitration: Should any dispute arise between the vendor and the purchaser on any point whatsoever, not involving a question of law, arising out of the remarks, stipulations, particulars or plan, or as to their interpretation, the matter in dispute shall not annul the sale but shall be referred to the arbitration of the agents. The agents' decision shall be final and binding on all parties to the dispute and, in every such arbitration, the agents shall determine how the costs of such reference shall be borne.

Wayleaves, Easements & Rights of Way

The property is sold subject to, and with the benefit of, all wayleaves, easements and rights of way, whether or not specifically mentioned in these particulars.

Fixtures & Fittings

Only those items expressly referred to in the written text of these particulars are included in the sale. All other items are expressly excluded, regardless of whether they appear in any photograph but may be available by separate negotiation with the Vendors. Purchasers must satisfy themselves that any equipment included in the sale is in satisfactory working order.



Plans & Particulars

These particulars are believed to be correct, but their accuracy is not guaranteed, and no claim shall be admitted for any errors or discrepancies.

Preparation of Particulars

These particulars were prepared in September 2026. Photographs of the property were taken in July 2026.

Money Laundering Regulations

Before a sale can be finalised, prospective purchasers will be required to provide identification documents. Your cooperation is appreciated, as this is required to comply with Money Laundering Regulations and will assist with the smooth progression of the sale.

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated: September 2026.

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