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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Friday 06th November 2026



63, COVENTRY ROAD, BURBAGE, HINCKLEY, LE10 2HL

Martin & Co I Hinckley

99-109 Castle Street Hinckley LE10 1DA

01455 636349

Gus.critchlow@martinco.com

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

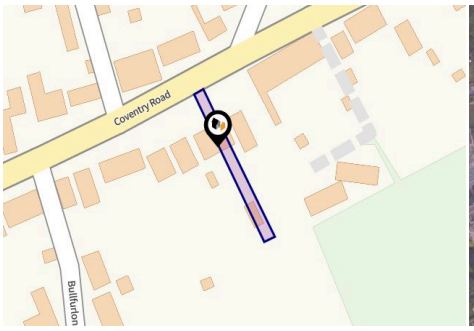
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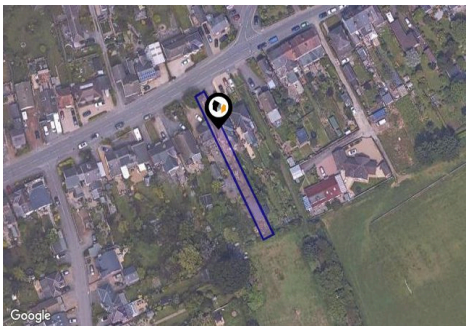
The Property Ombudsman

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Property
Overview







Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	850 ft^2 / 79 m^2
Plot Area:	0.1 acres
Year Built :	1900-1929
Council Tax :	Band B
Annual Estimate:	£1,853
Title Number:	LT333541
UPRN:	100030499764
Restrictive Covenants:	No

Last Sold £/ft^2:	£205
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 **80** mb/s **5500** mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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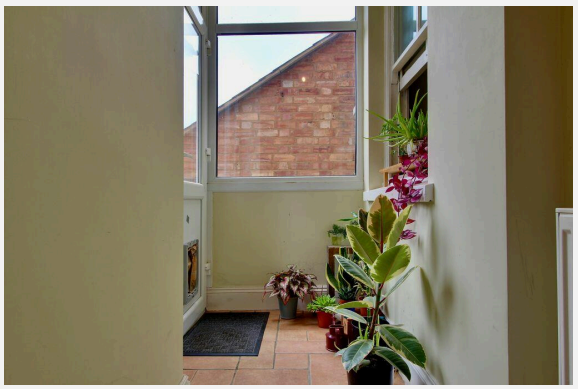
Gallery
Photos

















Gallery
Photos









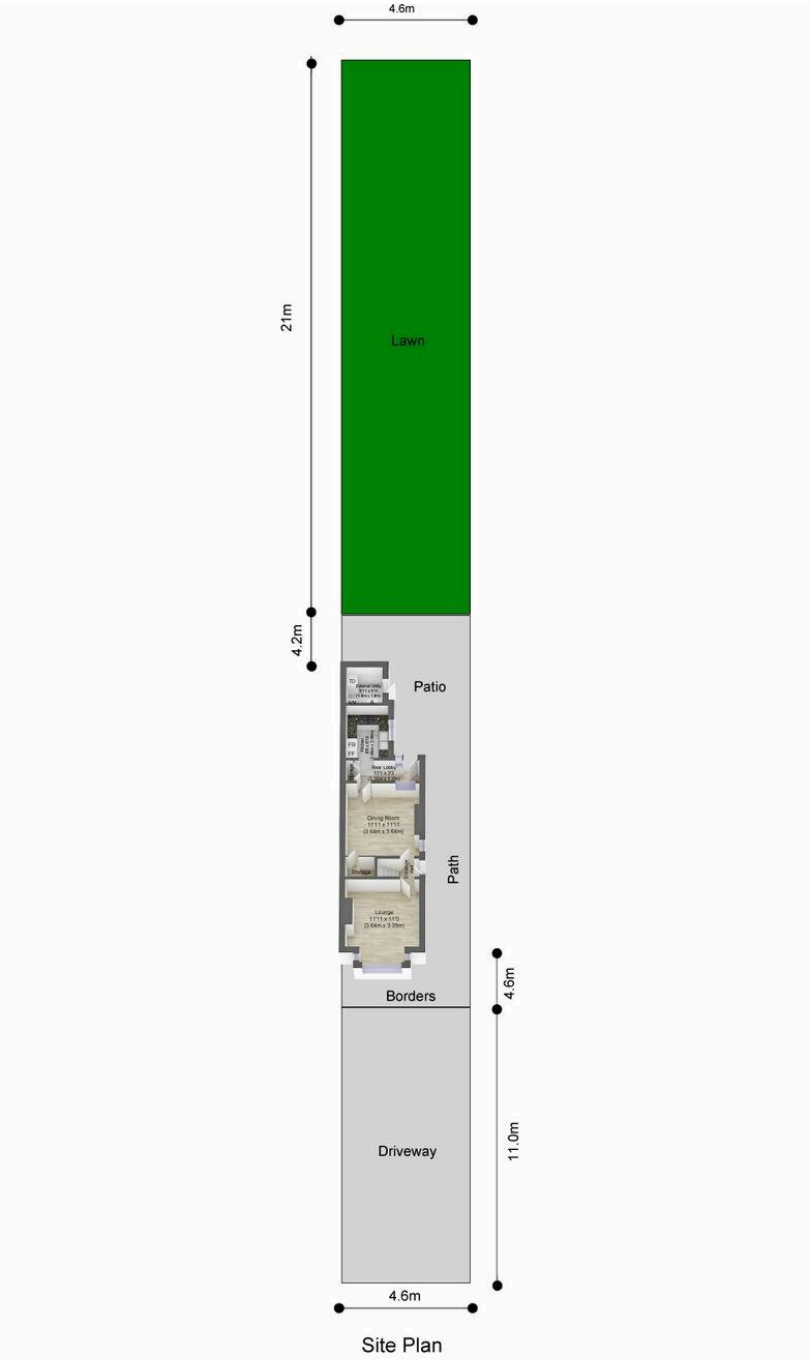


63, COVENTRY ROAD, BURBAGE, HINCKLEY, LE10 2HL



Approximate Gross Internal Area = 82.94 sq m / 892.75 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

63, COVENTRY ROAD, BURBAGE, HINCKLEY, LE10 2HL

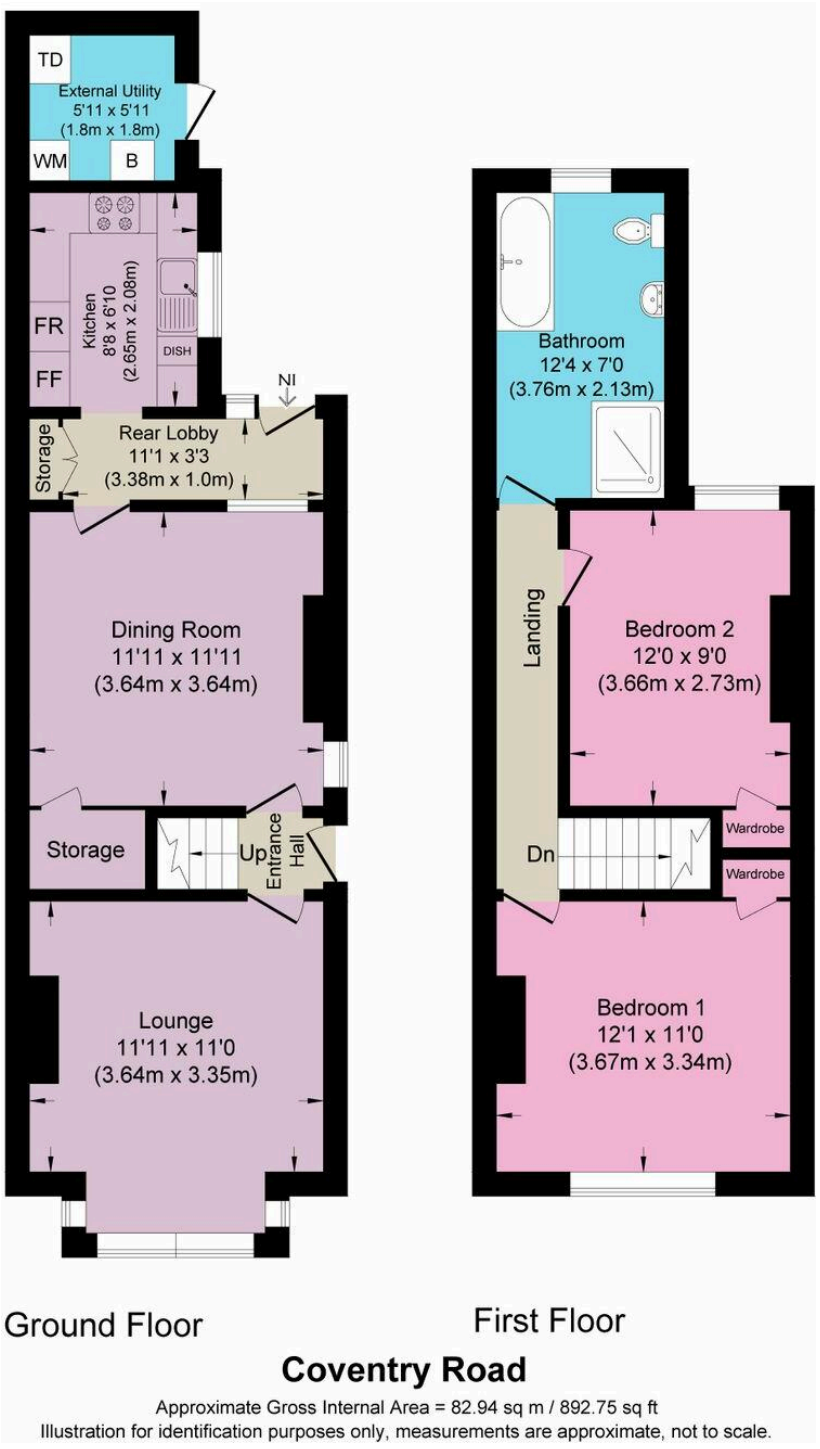


Site Plan

Coventry Road

Illustration for identification purposes only, measurements are approximate, not to scale.

63, COVENTRY ROAD, BURBAGE, HINCKLEY, LE10 2HL



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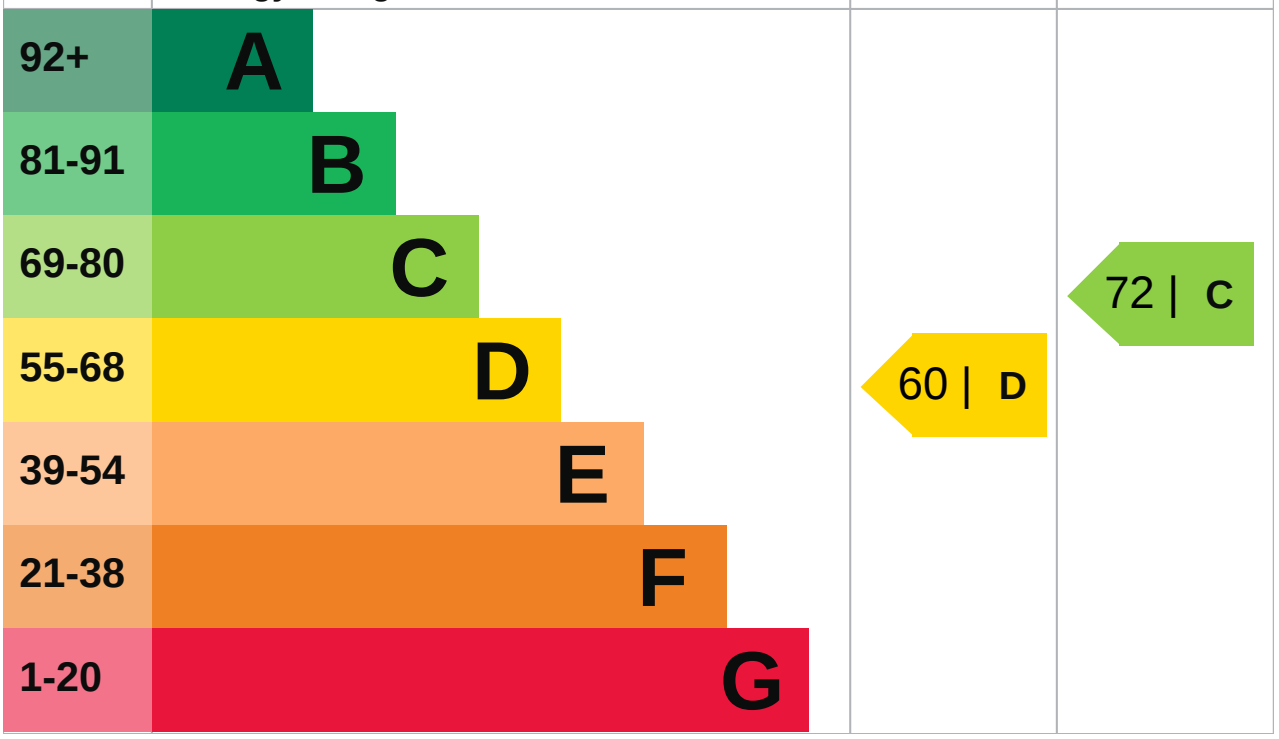
63 Coventry Road Burbage HINCKLEY LE10 2HL

Energy rating

D

Valid until 19.10.2036

Certificate number
20093967020030166200



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EPC - Additional Data

Additional EPC Data

Property Type:	Semi-detached house
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Very good
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:	Good lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	79 m^2

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

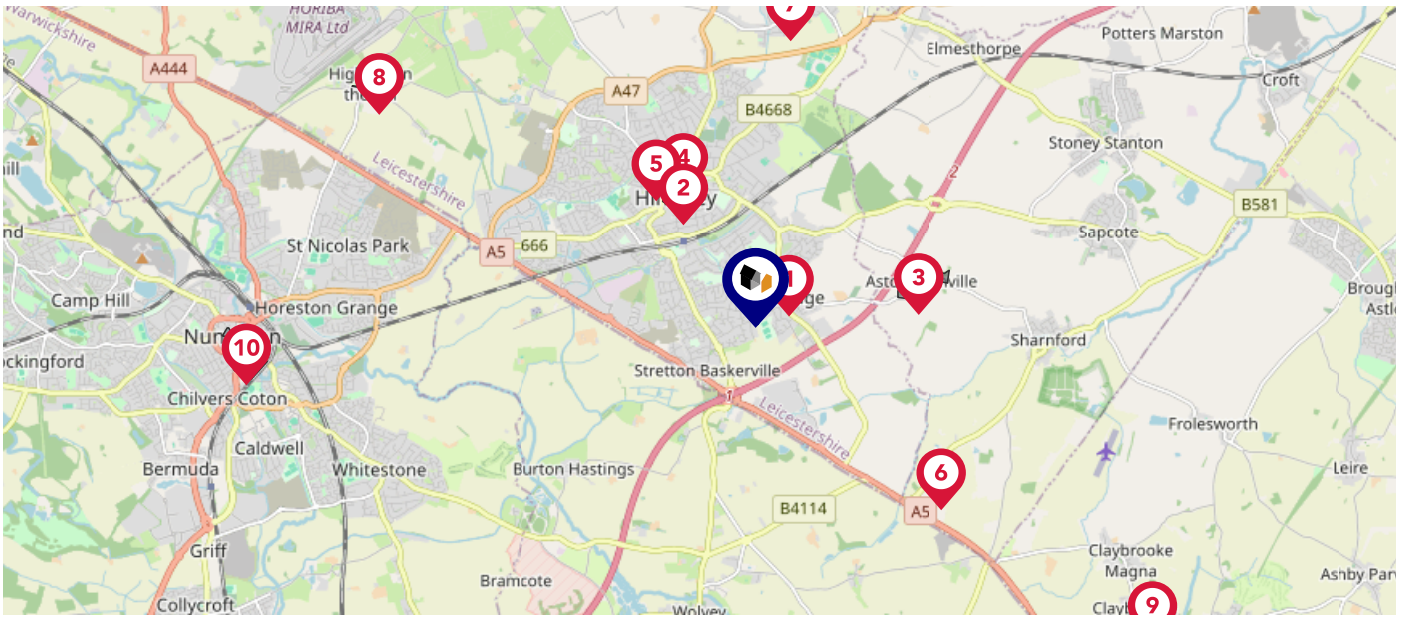
- Adit
- Gutter Pit
- Shaft

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.

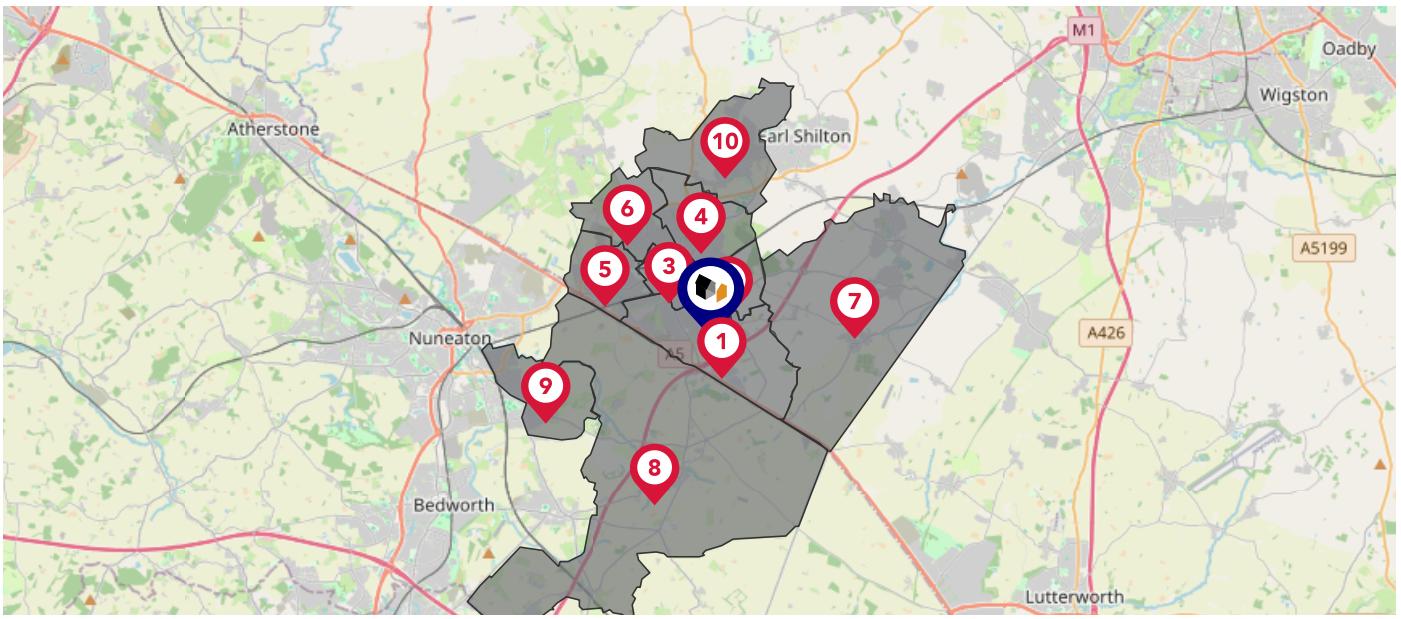


Nearby Conservation Areas

1	Burbage
2	Hinckley - Town Centre
3	Aston Flamville
4	Hinckley - Druid Street
5	Hinckley, Hollycroft
6	Wigston Parva
7	Barwell A
8	Higham on the Hill
9	Claybrooke Parva
10	Nuneaton Town Centre

Maps
Council Wards

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

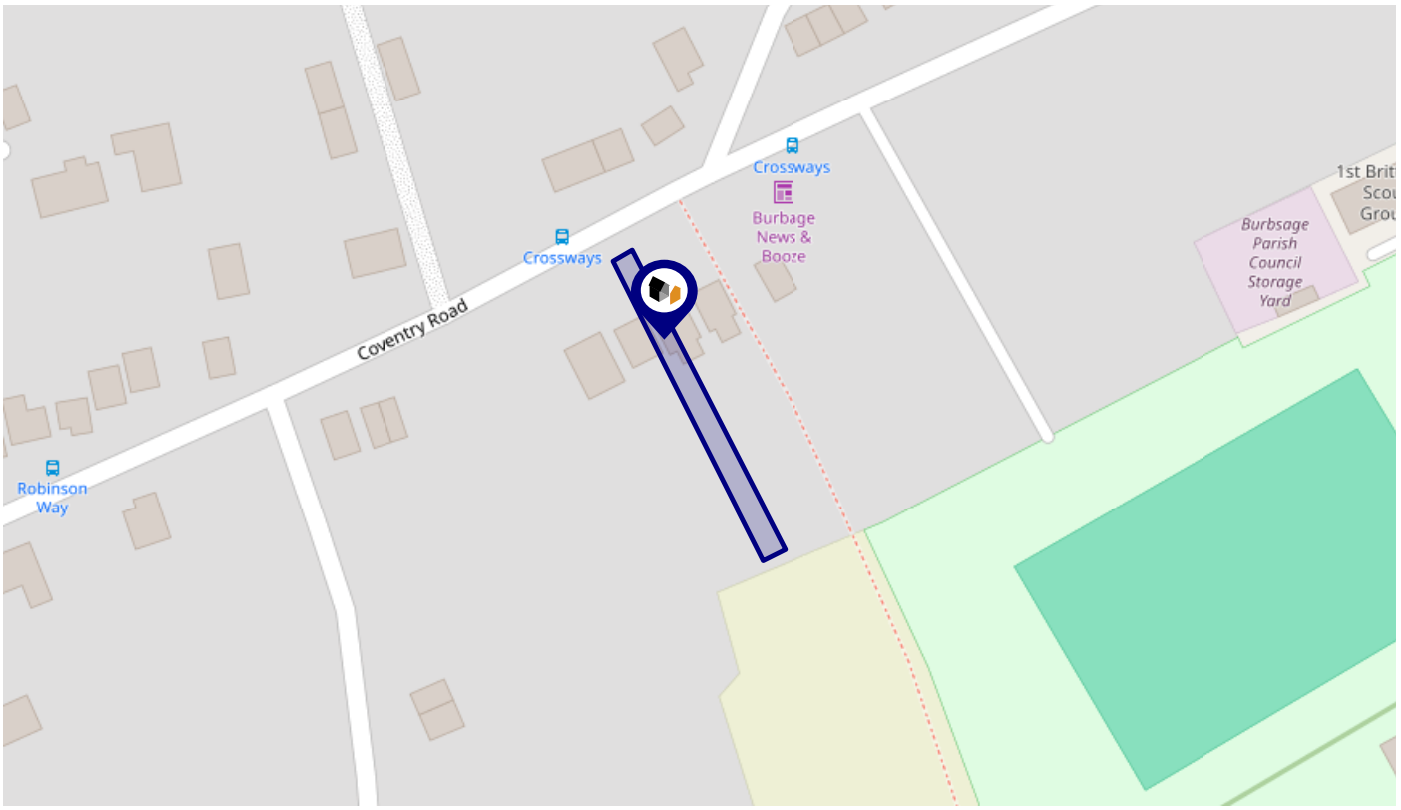


Nearby Council Wards	
1	Burbage Sketchley and Stretton Ward
2	Burbage St. Catherines and Lash Hill Ward
3	Hinckley Castle Ward
4	Hinckley De Montfort Ward
5	Hinckley Clarendon Ward
6	Hinckley Trinity Ward
7	Stanton and Flamville Ward
8	Wolvey and Shilton Ward
9	Whitestone Ward
10	Barwell Ward

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Maps
Rail Noise

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.

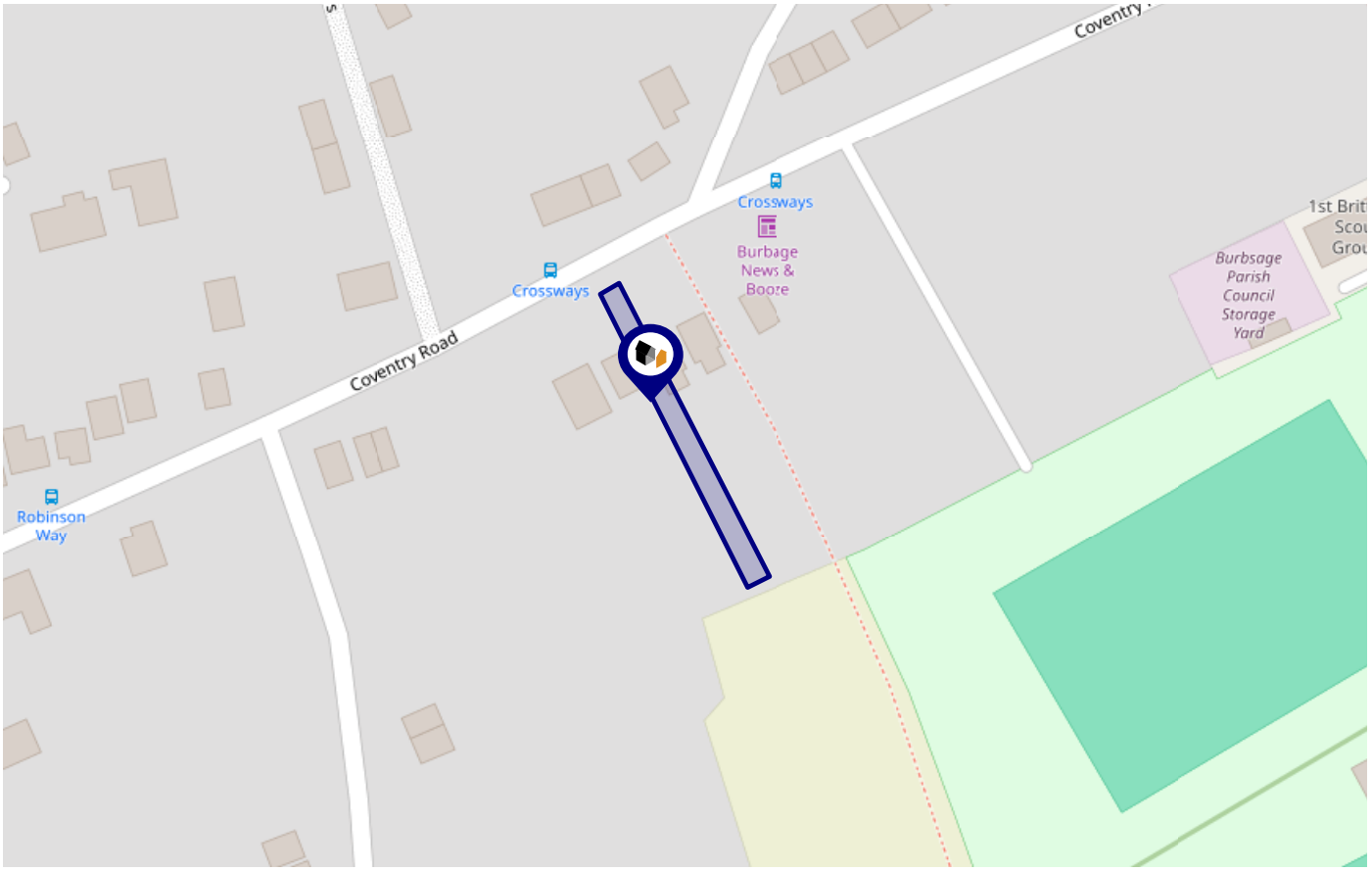
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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.

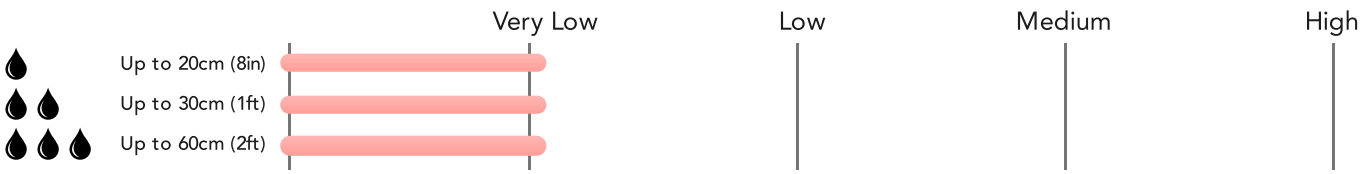


Risk Rating: Very low

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.

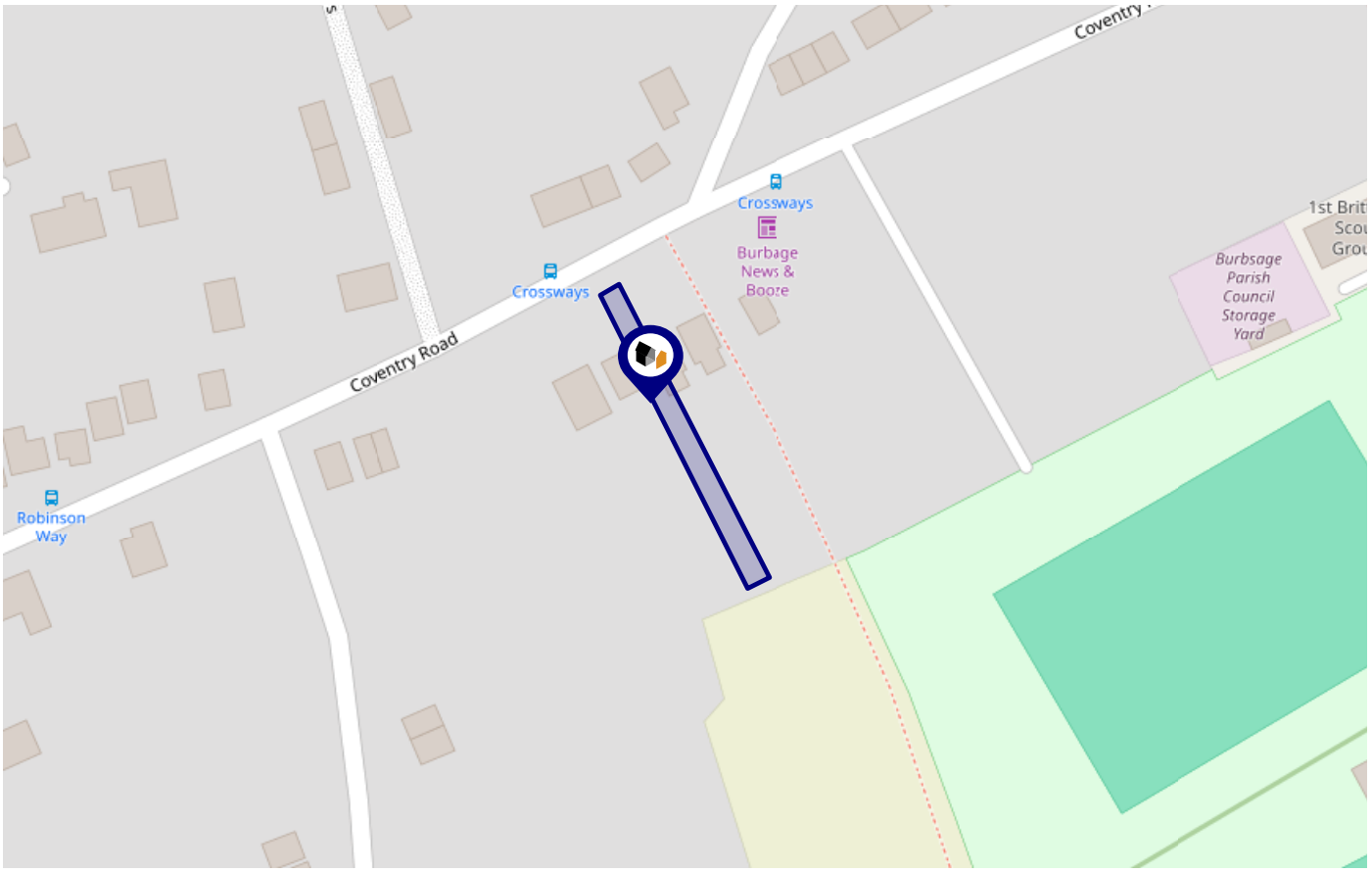
Chance of flooding to the following depths at this property:



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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.

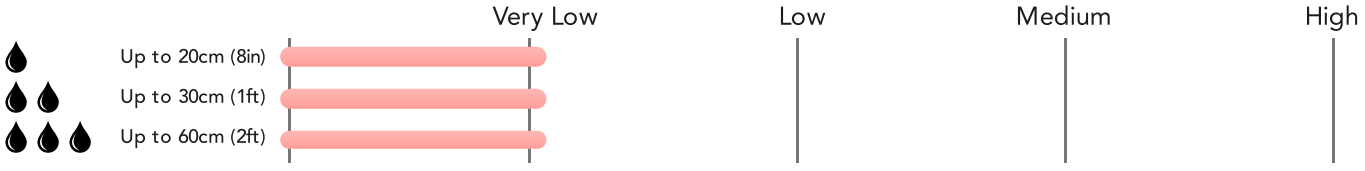


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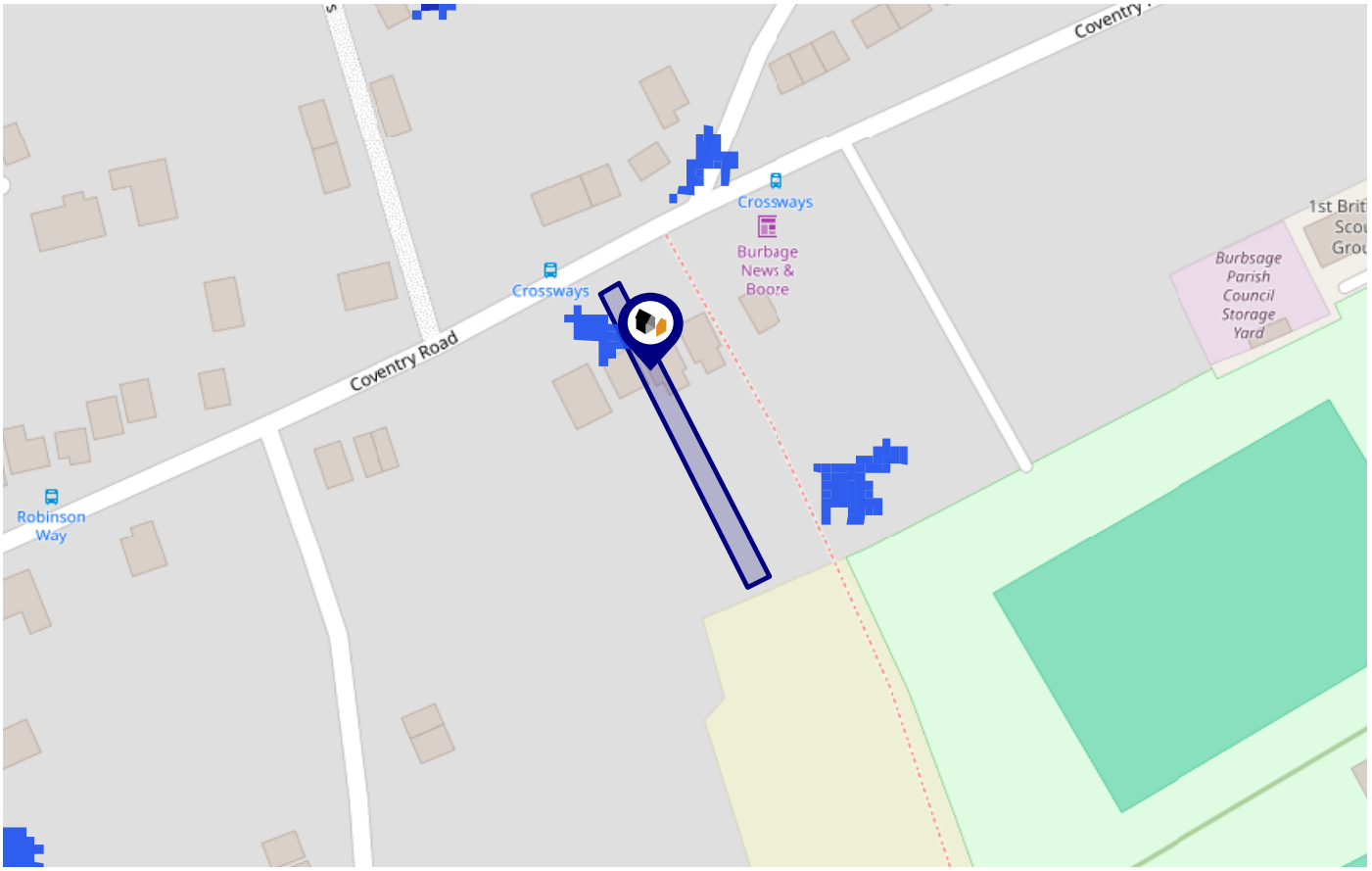
Chance of flooding to the following depths at this property:



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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.

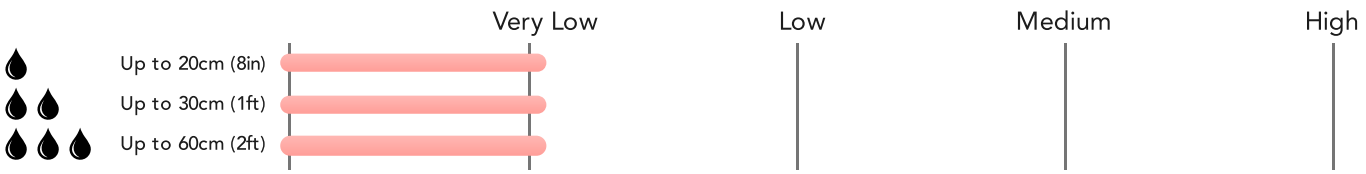


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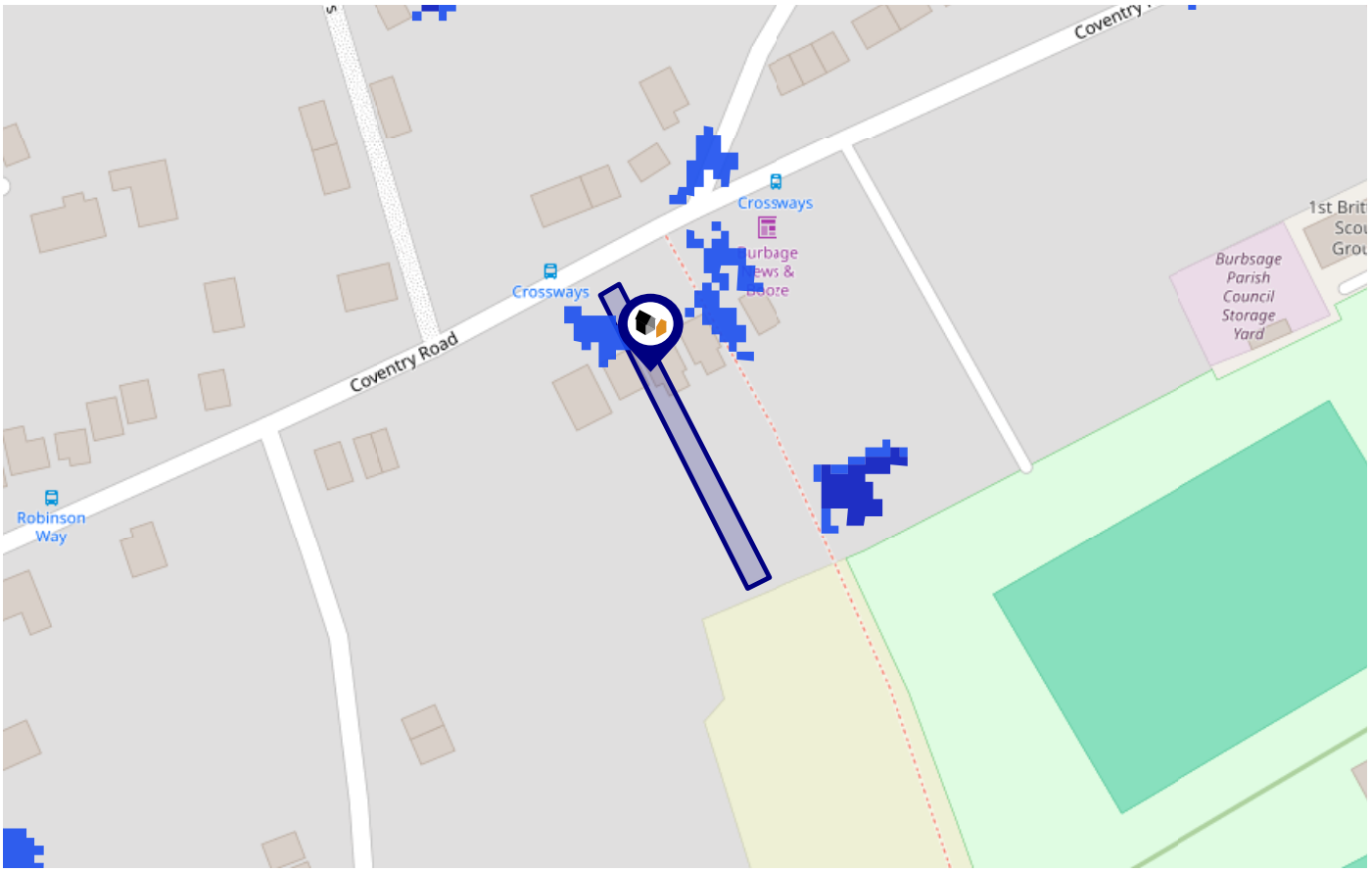
Chance of flooding to the following depths at this property:



Powered by sprift Lettings Intelligence

Flood Risk
Surface Water - Climate Change

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.

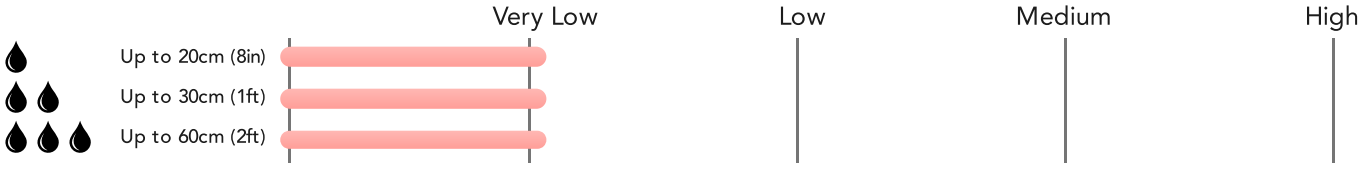


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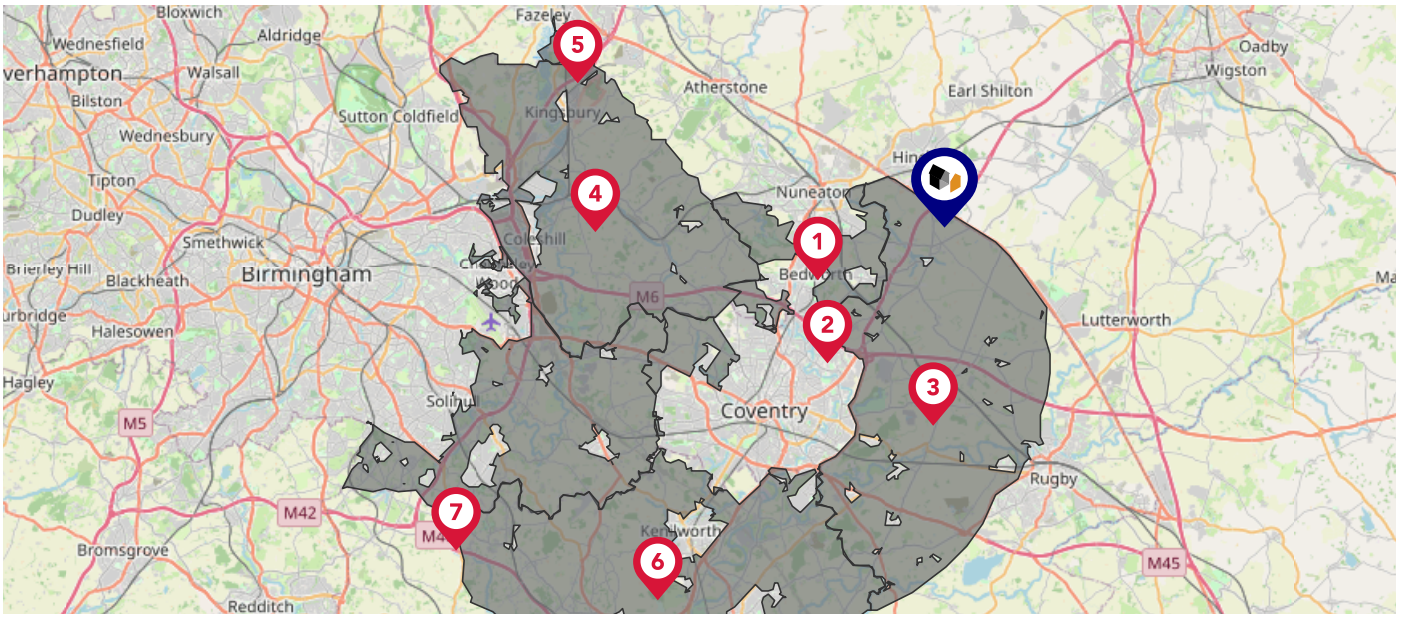
Chance of flooding to the following depths at this property:



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Maps
Green Belt

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

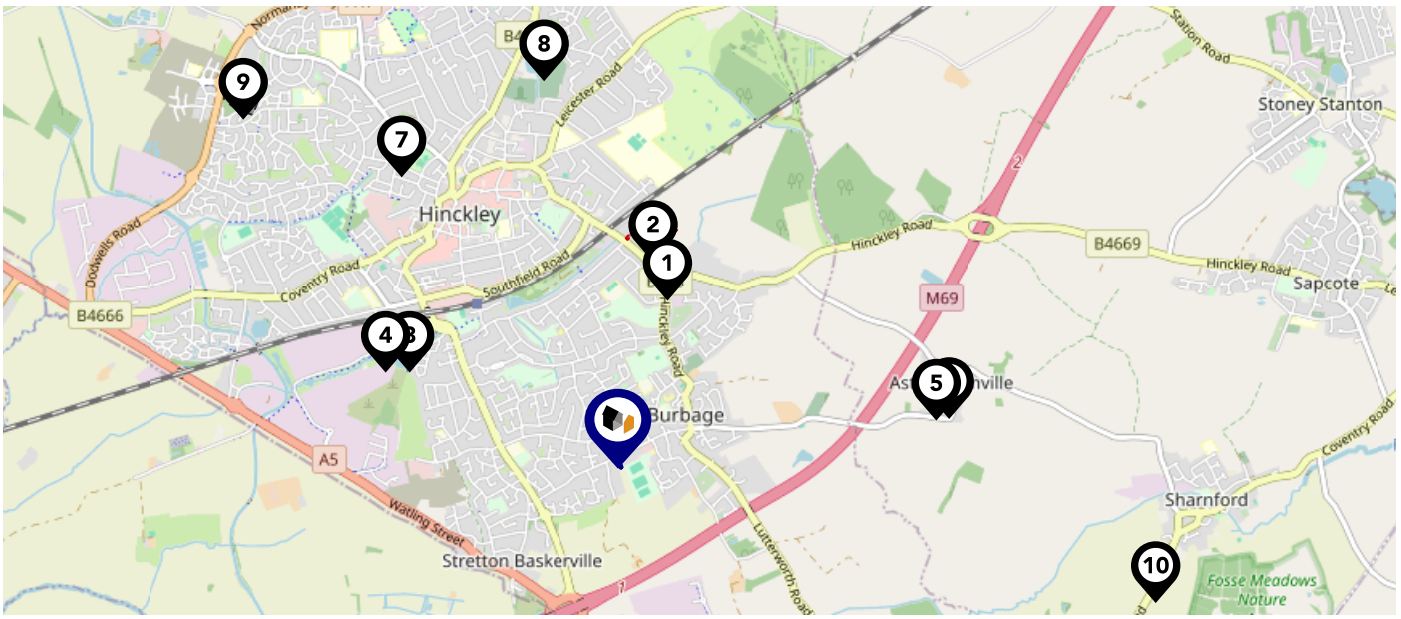


Nearby Green Belt Land	
1	Birmingham Green Belt - Nuneaton and Bedworth
2	Birmingham Green Belt - Coventry
3	Birmingham Green Belt - Rugby
4	Birmingham Green Belt - North Warwickshire
5	Birmingham Green Belt - Tamworth
6	Birmingham Green Belt - Warwick
7	Birmingham Green Belt - Solihull

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Maps
Landfill Sites

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.



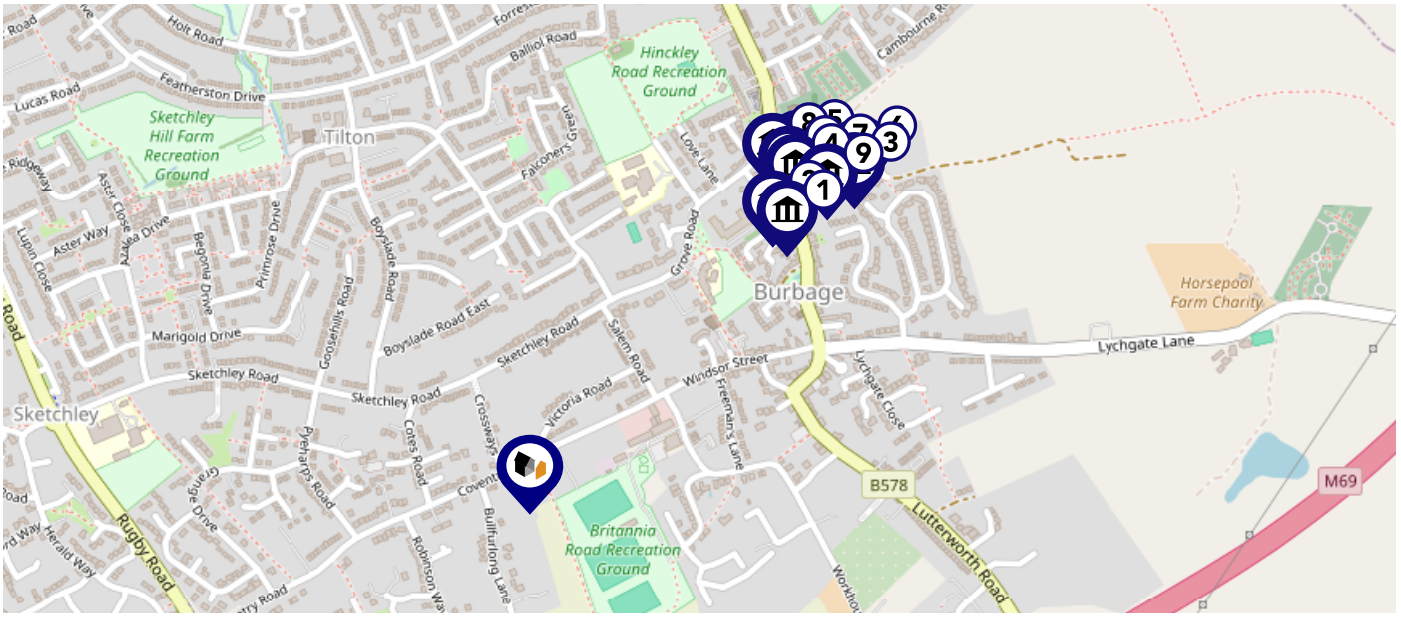
Nearby Landfill Sites

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

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Maps
Listed Buildings

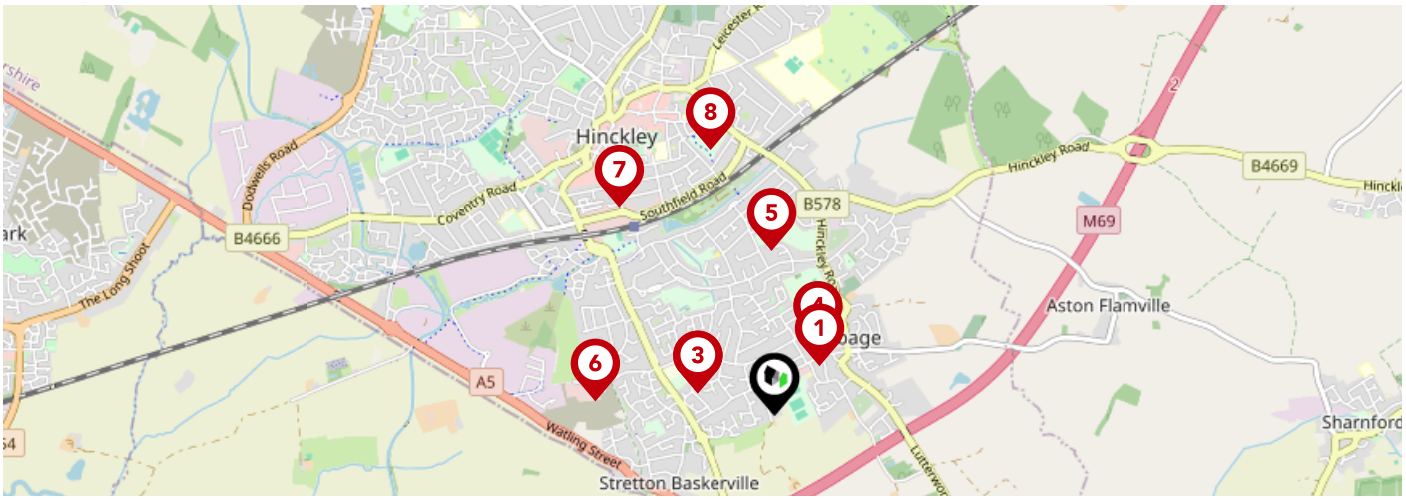
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1464981 - Burbage War Memorial	Grade II	0.4 miles
2 1295191 - 28 And 30, Church Street	Grade II	0.4 miles
3 1178068 - The Old Grange And Attached Stable Wing	Grade II	0.5 miles
4 1074254 - The Constitutional Club	Grade II	0.5 miles
5 1361309 - Archer Cottage	Grade II	0.5 miles
6 1074253 - Burbage Hall	Grade II	0.5 miles
7 1178080 - Manor House	Grade II	0.5 miles
8 1295198 - Cedar Lawn	Grade II	0.5 miles
9 1178077 - 129, Church Street	Grade II	0.5 miles
10 1074255 - 66, Church Street	Grade II	0.5 miles

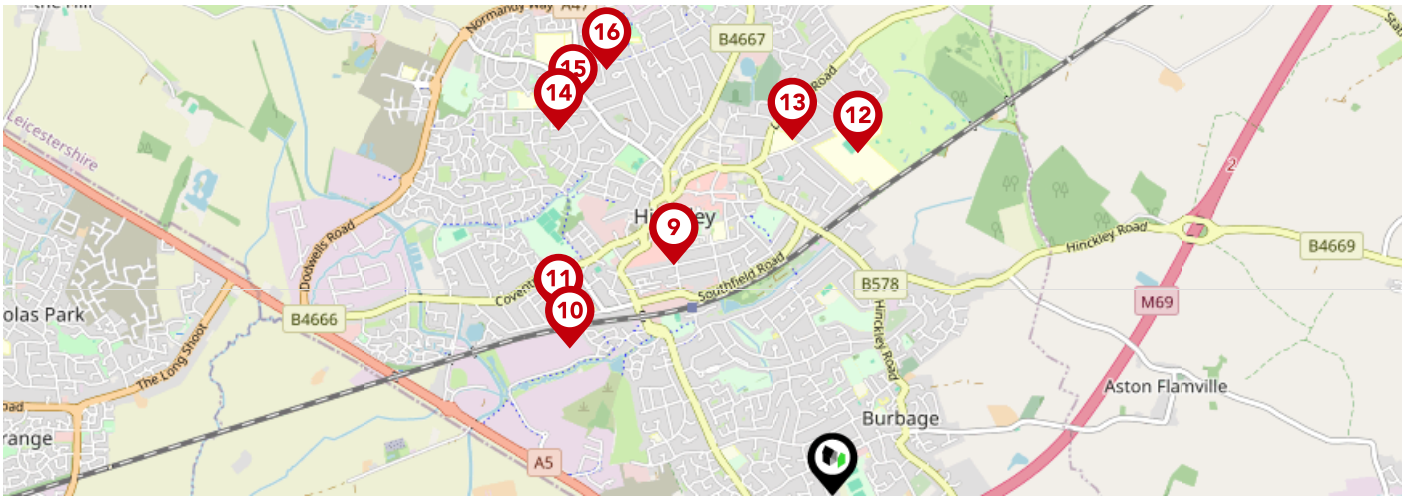
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Area
Schools



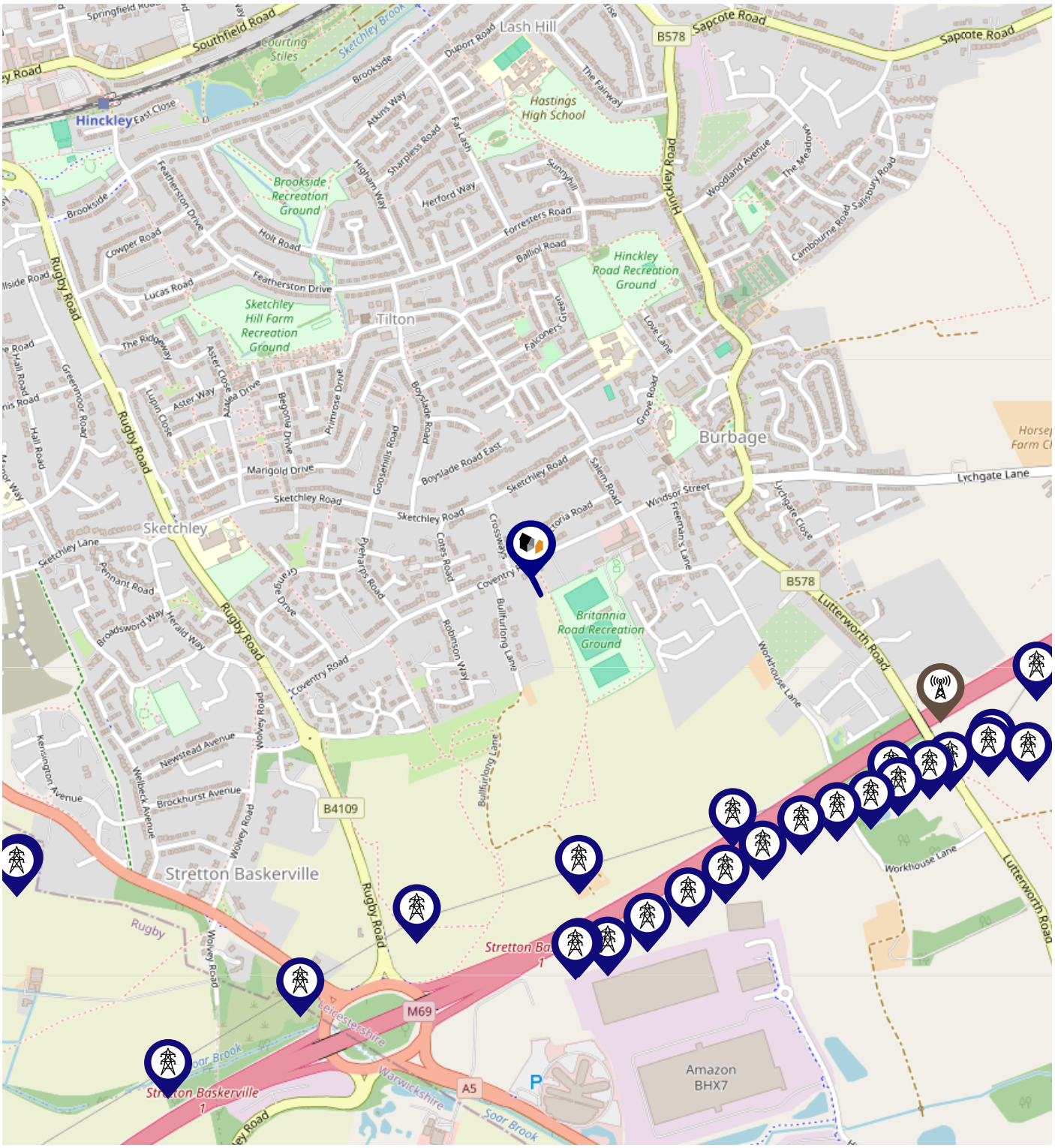
		Nursery	Primary	Secondary	College	Private
1	**Burbage Church of England Infant School** Ofsted Rating: Good | Pupils: 249 | Distance:0.3	☐	☑	☐	☐	☐
2	**Sketchley Hill Menphys Nursery School, Burbage** Ofsted Rating: Good | Pupils: 57 | Distance:0.36	☑	☐	☐	☐	☐
3	**Sketchley Hill Primary School Burbage** Ofsted Rating: Good | Pupils: 579 | Distance:0.36	☐	☑	☐	☐	☐
4	**Burbage Junior School** Ofsted Rating: Good | Pupils: 362 | Distance:0.37	☐	☑	☐	☐	☐
5	**Hastings High School** Ofsted Rating: Good | Pupils: 854 | Distance:0.74	☐	☐	☑	☐	☐
6	**Sketchley School** Ofsted Rating: Good | Pupils: 61 | Distance:0.81	☐	☐	☑	☐	☐
7	**R.E.A.L Independent Schools Hinckley** Ofsted Rating: Good | Pupils: 16 | Distance:1.17	☐	☐	☑	☐	☐
8	**Saint Peter's Catholic Primary School, A Voluntary Academy** Ofsted Rating: Good | Pupils: 206 | Distance:1.23	☐	☑	☐	☐	☐

Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**St Mary's Church of England Primary School, Hinckley** Ofsted Rating: Good | Pupils: 252 | Distance:1.26		✓			
10	**Westfield Junior School** Ofsted Rating: Requires improvement | Pupils: 366 | Distance:1.36		✓			
11	**Westfield Infant School** Ofsted Rating: Outstanding | Pupils: 275 | Distance:1.48		✓			
12	**The Hinckley School** Ofsted Rating: Good | Pupils: 1166 | Distance:1.54			✓		
13	**Hinckley Parks Primary School** Ofsted Rating: Good | Pupils: 564 | Distance:1.61		✓			
14	**Dovetree School** Ofsted Rating: Good | Pupils: 49 | Distance:2.06			✓		
15	**Dorothy Goodman School Hinckley** Ofsted Rating: Good | Pupils: 387 | Distance:2.11			✓		
16	**Richmond Primary School** Ofsted Rating: Good | Pupils: 515 | Distance:2.17		✓			

Local Area
Masts & Pylons



Key:

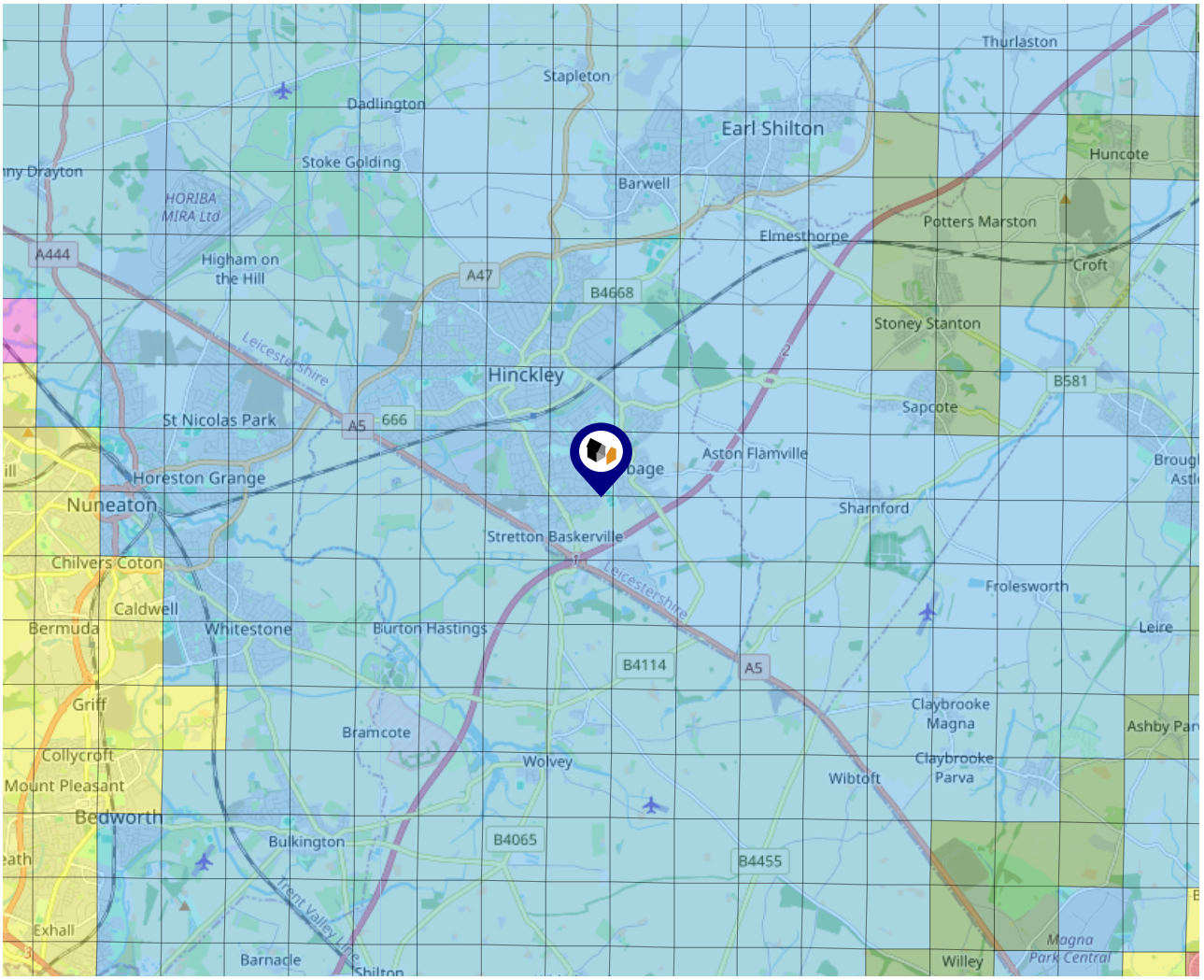
- Power Pylons
- Communication Masts

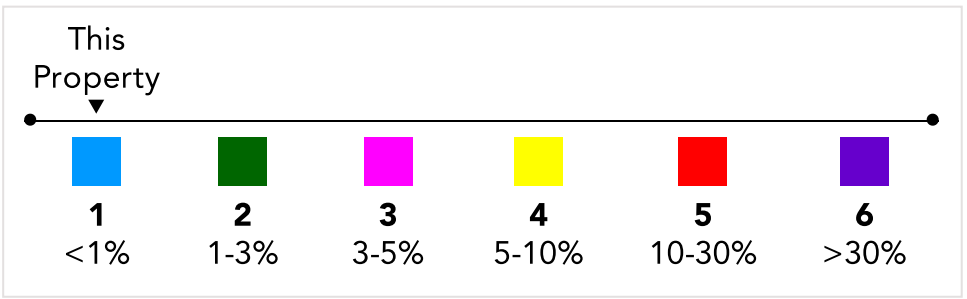
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Environment
Radon Gas

What is Radon?

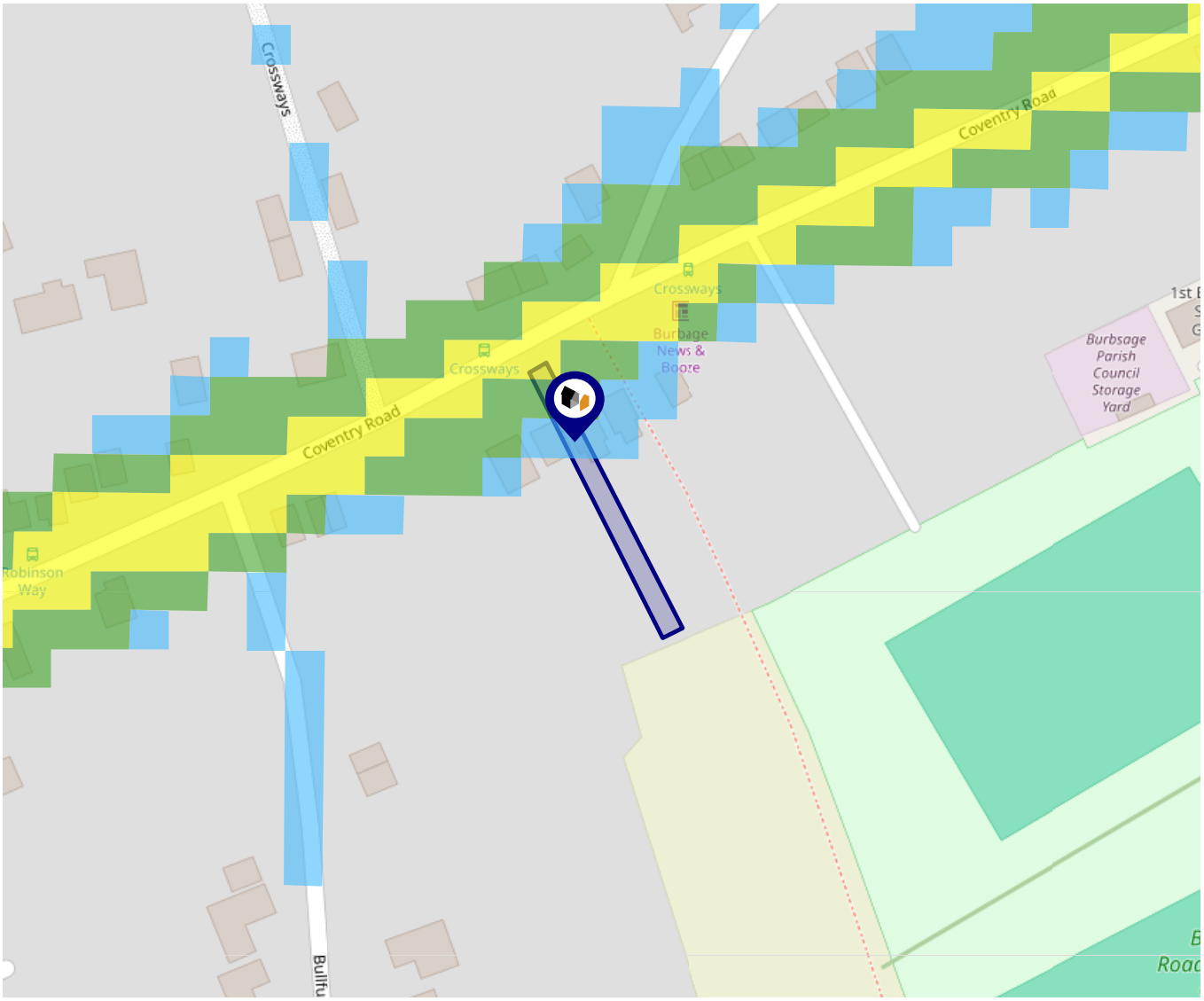
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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





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Local Area
Road Noise



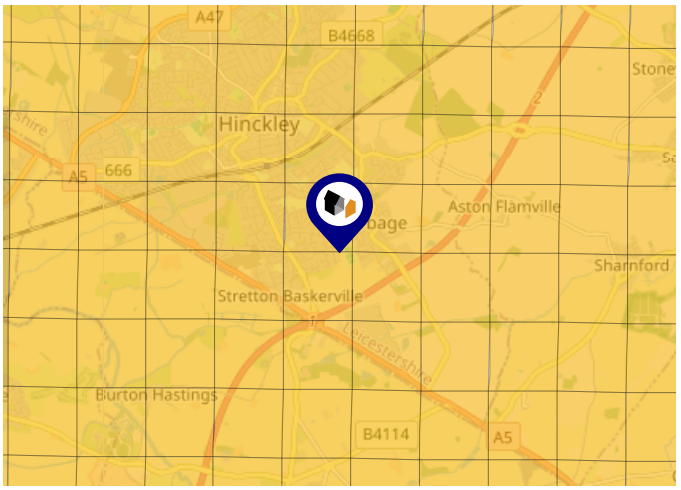
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

Environment
Soils & Clay

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		

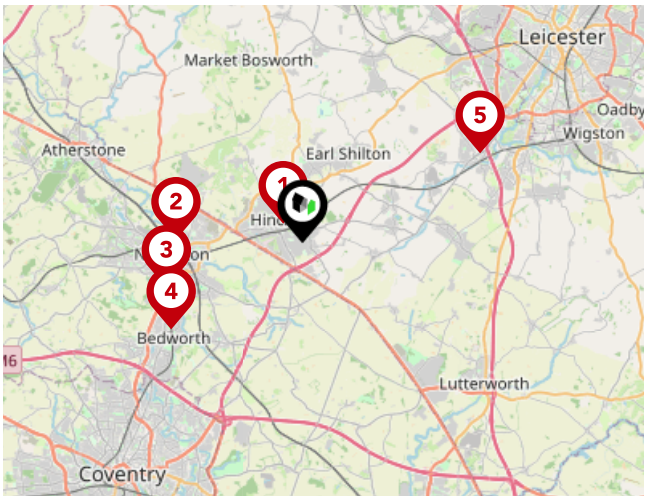


Primary Classifications (Most Common Clay Types)

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

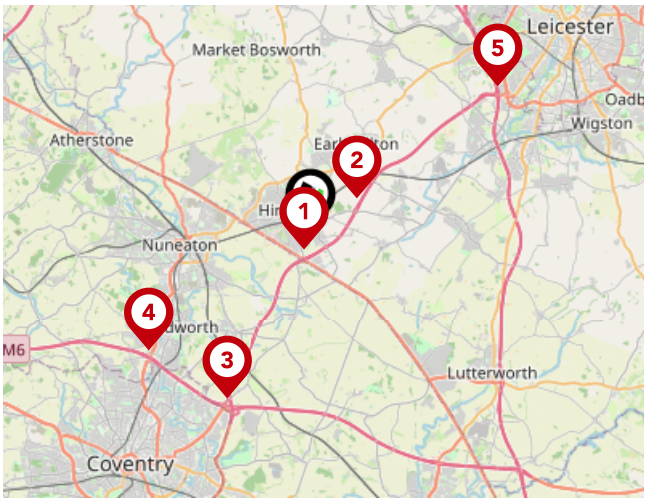
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Area
Transport (National)



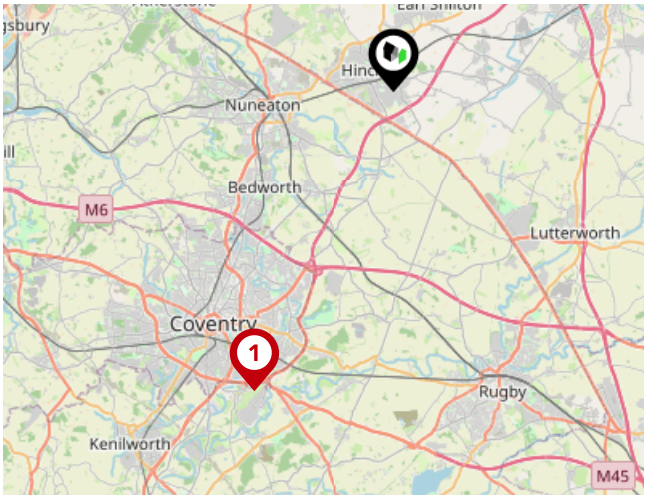
National Rail Stations

Pin	Name	Distance
1	Hinckley Rail Station	0.96 miles
2	Nuneaton Rail Station	4.54 miles
3	Bermuda Park Rail Station	5.15 miles
4	Bedworth Rail Station	5.65 miles
5	Narborough Rail Station	7.16 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M69 J1	0.7 miles
2	M69 J2	2.06 miles
3	M6 J2	6.72 miles
4	M6 J3	7.21 miles
5	M1 J21	8.53 miles

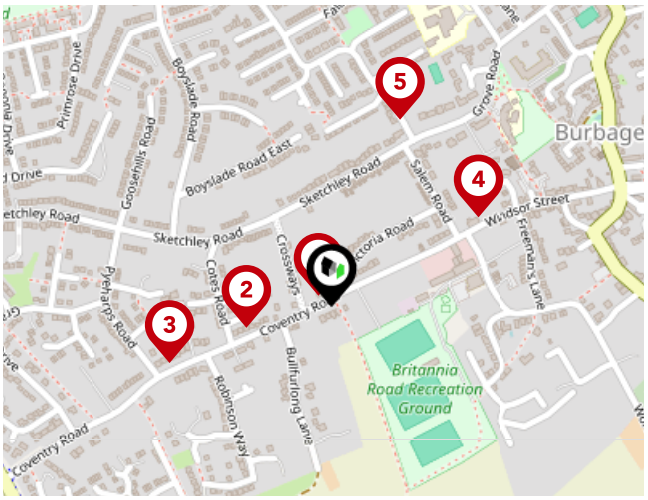


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	11.95 miles

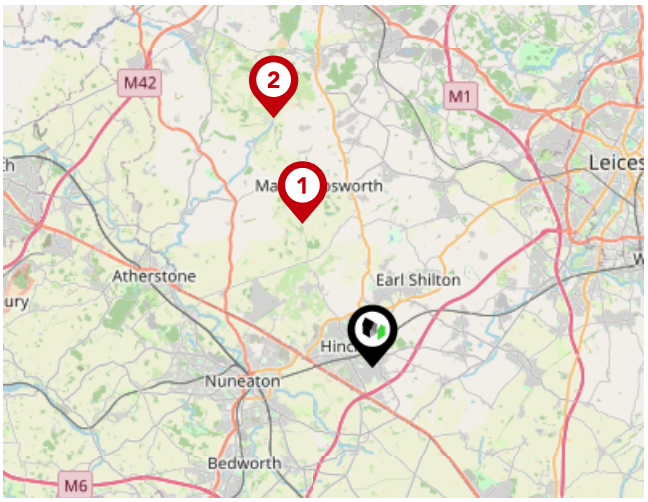
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Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Crossways	0.01 miles
2	Robinson Way	0.09 miles
3	Pyeharps Road	0.19 miles
4	The Sycamores	0.19 miles
5	Abbotts Green	0.22 miles



Local Connections

Pin	Name	Distance
1	Shenton Rail Station (Battlefield Line)	5.75 miles
2	Shackerstone Rail Station (Battlefield Line)	9.66 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

Martin & Co I 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.

Martin & Co I Hinckley
Testimonials

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.

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Martin & Co I Hinckley
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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UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:

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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail