



15 Hinckley Road
Burbage, Hinckley, LE10 2AF

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A three-bedroom semi-detached property with potential, situated in the sought-after village of Burbage

15 Hinckley Road offers comfortable accommodation arranged over two floors, together with a large rear garden. The property may have further development potential, subject to planning.

Guide Price: £220,000

FOR SALE BY PRIVATE TREATY

Available as a whole



LOCATION

The property is situated in a prominent position in the established and popular village of Burbage.

Burbage offers a good range of everyday amenities, including local shops, supermarkets, cafés, public houses, healthcare facilities and schools for both primary and secondary education. The village is also well served for leisure and recreation, with parks and sports clubs nearby.

The property is well placed for commuters, with the M69 motorway approximately 1.5 miles to the south-east, giving access to Leicester, Coventry and the wider motorway network. Hinckley town centre is approximately 2 miles to the west and provides further retail, leisure and professional services.

Road links place the property approximately 11 miles south-west of Leicester, 15 miles north-east of Coventry and 28 miles east of Birmingham.

Hinckley Railway Station is approximately 2 miles away and provides regular services to Leicester, Birmingham and onward connections across the national rail network. Further mainline rail services are available from Nuneaton, approximately 6.5 miles away, including direct services to London Euston.



ACCOMMODATION

Ground Floor

Lounge 5.04m x 3.73m – Accessed via the front door, the room is carpeted and has a central fireplace and a window to the front elevation.

Internal Hall – Connecting the lounge to the dining room and featuring double doors to the rear of the property, with an open-tread dog-leg style staircase.

Dining Room 3.92m x 3.64m – Offering ample space for a family dining table and additional furniture, the room benefits from a fitted carpet and is an inviting space for both everyday dining and entertaining.

Kitchen 2.40m x 2.40m – Fitted with an oven, gas hob, wash basin, and eye-level and base-level units.

Utility room – Fitted with a worktop, providing useful space for storage and household items.

First Floor

Bedroom 1 5.07m x 3.74m – A generously sized principal bedroom offering ample space for a bed and additional bedroom furniture.

Bedroom 2 3.64m x 3.00m – A well-sized bedroom with an airing cupboard.

Bedroom 3 3.97m x 2.40m – A bright bedroom benefiting from dual-aspect windows.

Bathroom – Fitted with a toilet, wash basin, as well as a shower cubicle.

OUTSIDE

Metal outbuilding 2.43m x 2.34m – Including storage space.

Brick outbuilding – Including a WC and storage space.

The property has a large rear garden.

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 58.

Council Tax Band

Band C

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

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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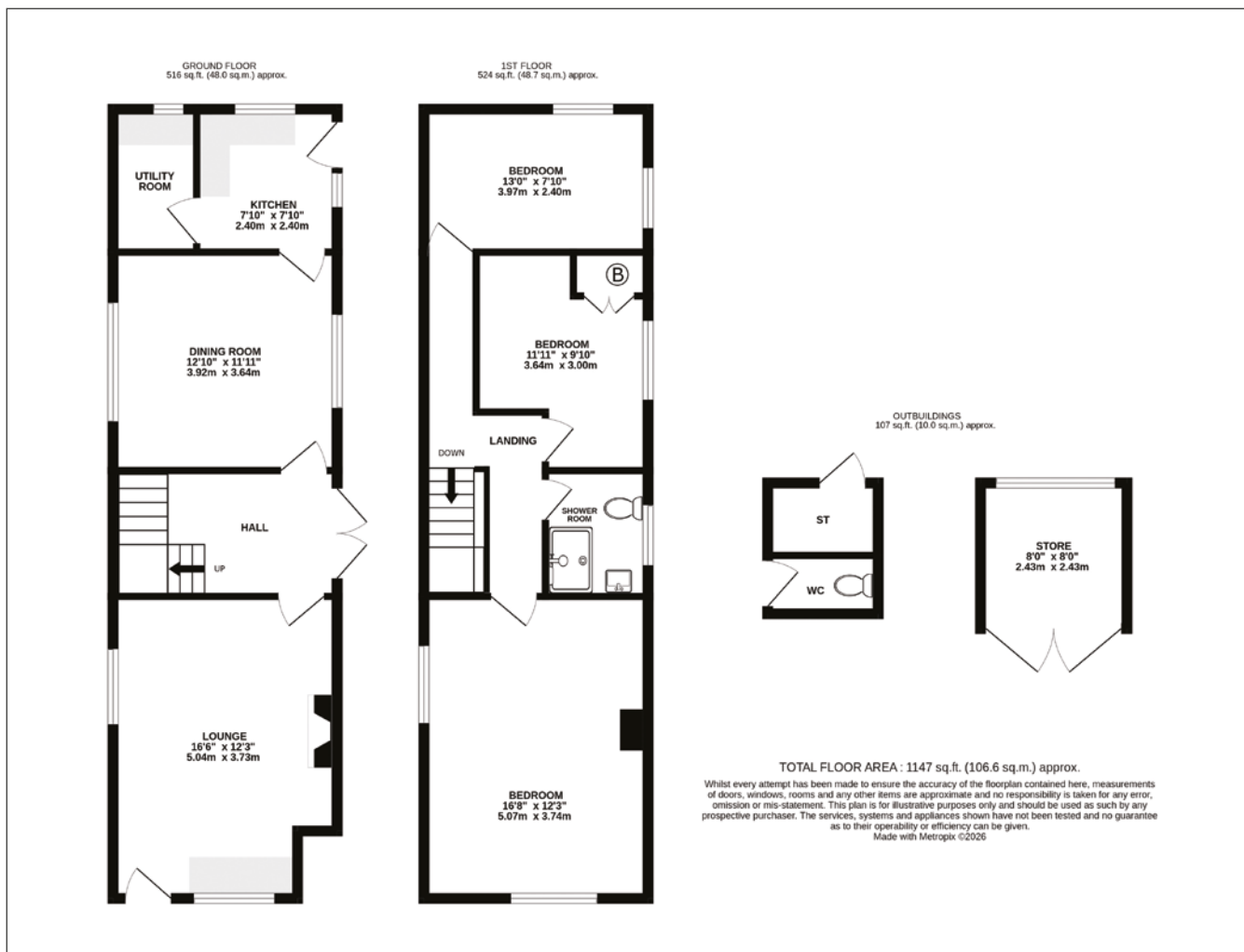
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Overage

The Property will be sold subject to an overage provision reserving to the Vendor 25% of any increase in value attributable to the grant of planning permission for one or more dwellings on all or part of the Property payable upon implementation of planning consent or Sale of the property subject to the benefit of the planning. The overage will apply for a period of 25 years from completion of the sale and will bind successors in title.

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.



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Conservation Area

The property is situated within the Burbage Conservation Area. Prospective purchasers should make their own enquiries regarding any restrictions.

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 August 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.

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