



94 Sketchley Road
Burbage, Hinckley, LE10 2EA

BROWN & CO

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Three-bedroom semi-detached property

Located within the desirable village of Burbage, this three-bedroom semi-detached property presents an excellent opportunity, offering well-proportioned accommodation across two floors, together with a spacious rear garden and off-road parking.

FOR SALE BY PRIVATE TREATY

Guide Price: £260,000



LOCATION

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

The village of Burbage is well served by a range of everyday amenities, with local shopping facilities, supermarkets, cafés, public houses, medical provision and schools catering for primary and secondary education. Residents can also enjoy a number of leisure and recreational facilities in the surrounding area, including parks and sports clubs.

The property is well placed for commuting, with the M69 motorway approximately 1 mile to the south-east, offering convenient routes towards Leicester, Coventry and the wider motorway network. Hinckley town centre, around 1.5 miles to the north west, provides an additional choice of shops, leisure facilities and professional services.

The property lies approximately 12 miles south-west of Leicester, 12 miles north-east of Coventry and 30 miles east of Birmingham when travelling by road.

Regular rail services to Leicester and Birmingham are available from Hinckley Railway Station, which is located approximately 1.5 miles from the property and provides onward connections across the national rail network. Nuneaton, around 6 miles away, offers further mainline services, including direct trains to London Euston.



ACCOMMODATION

Ground Floor

Entrance Porch leading to an internal hallway containing the stairs and an understairs cupboard.

Lounge 3.65m X 3.34m – A spacious and well-proportioned sitting room featuring a large front-facing window which provides natural light. The room benefits from fitted carpeting, together with an attractive timber fireplace surround incorporating a decorative hearth. Sliding doors open through to the adjoining dining room, offering flexibility for open-plan family living and entertaining whilst retaining the option to separate the spaces.

Dining Room 3.65m X 3.65m – A bright and well-presented dining room with attractive wood-effect flooring. The room provides ample space for a dining table and chairs.

Kitchen 3.32m X 1.97 – Galley styled fitted kitchen, with base and eye level units, the kitchen benefits from a hob, oven and sink. There is a door the rear of the property from this room.

First Floor

Bedroom 1 3.65m X 3.34m – A spacious double bedroom with fitted carpets looking over the front elevation

Bedroom 2 3.65m X 3.65m – A spacious double bedroom with fitted carpets.

Bedroom 3 2.28m X 1.97m – A smaller bedroom/study.

Bathroom – A three-piece suit with WC, sink and bath with overhead shower.



Outside

Small attached out shed.

Large rear garden with off road parking to the rear of the property.

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 (59).

Council Tax

Band B

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.

Leicester Office – Tel No: 0116 289 4719

Selling Agent

Brown & Co

5 Geoff Monk Way, Birstall, Leicester, LE4 3BU

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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

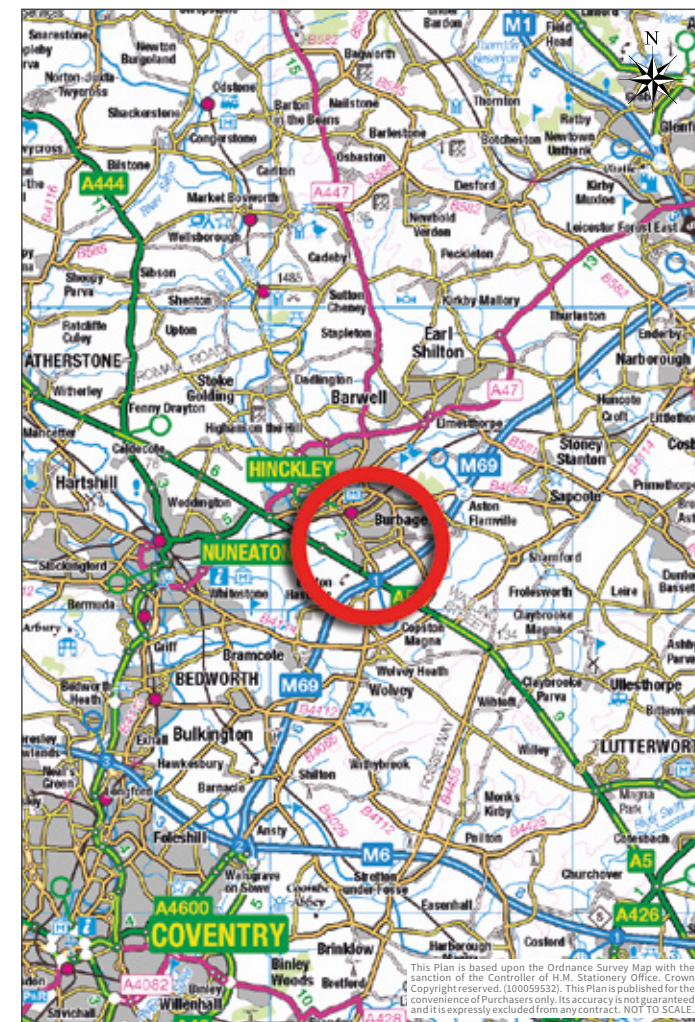
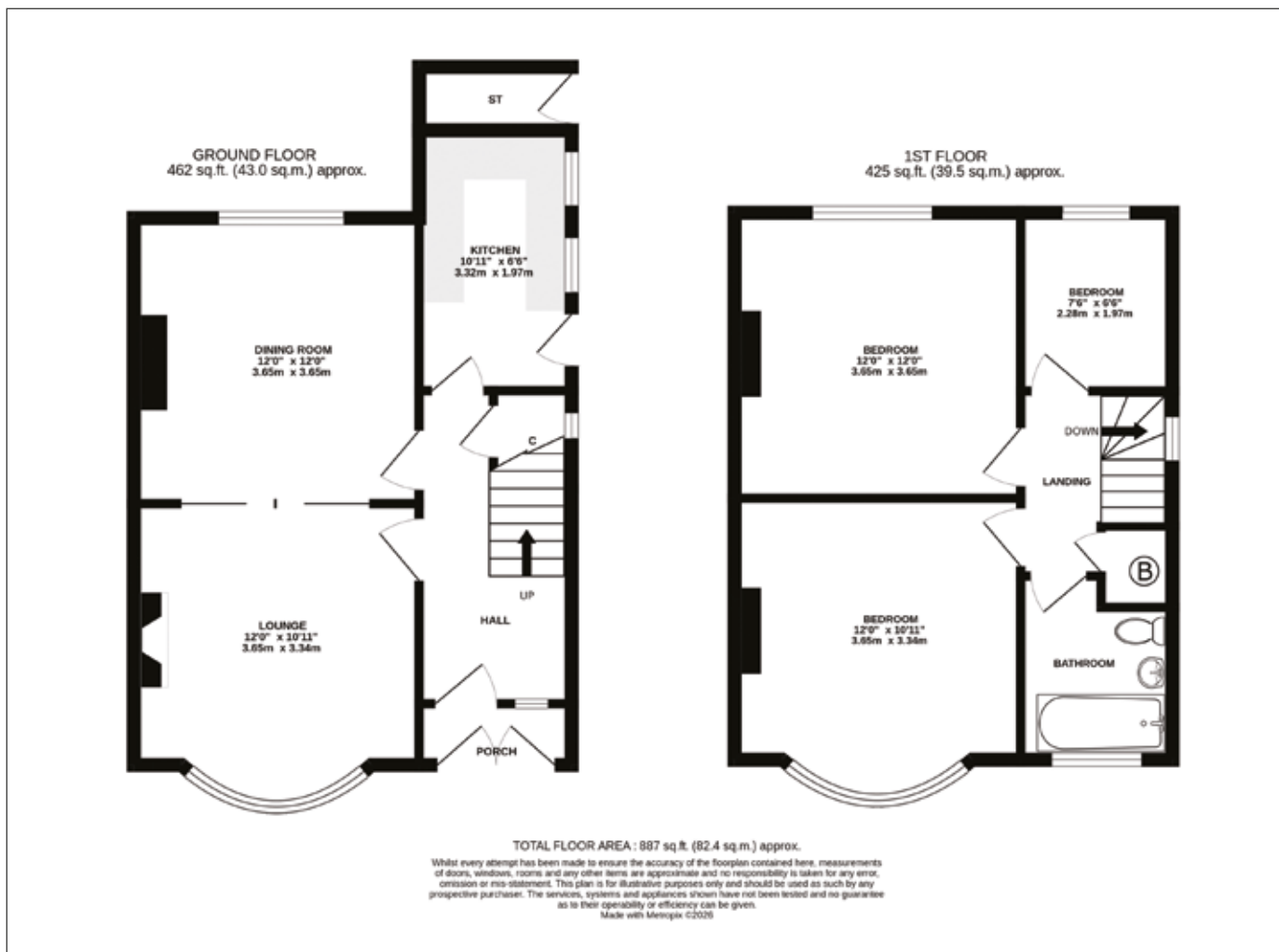
These particulars are believed to be correct, but their accuracy is not guaranteed, and no claim shall be admitted for any errors or discrepancies.

Preparation of Particulars

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



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 of 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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