

49 Lychgate Lane

Burbage, Hinckley LE10 2DR

BROWN & Co

49 Lychgate Lane
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A well-presented three-bedroom semi-detached home situated in the sought-after village of Burbage, offering comfortable accommodation arranged over two floors

The ground floor comprises an entrance hall, lounge, kitchen, utility room and WC, while the first floor provides two double bedrooms, a further single bedroom and a family bathroom.

Externally, the property benefits from off-road parking to the front and a generous rear garden and patio area.

FOR SALE BY PRIVATE TREATY

Guide Price: £245,000





LOCATION

Situated on Lychgate Lane in the sought-after village of Burbage, the property enjoys a desirable residential setting within Hinckley and Bosworth Borough.

Burbage offers an excellent range of amenities and services, combining village character with the convenience of a larger settlement. Facilities include primary and secondary schools, a range of local shops, supermarkets, public houses, cafés, restaurants, healthcare facilities and recreational amenities. The village is particularly attractive to commuters due to its proximity to the M69 and wider motorway network.

The M69 motorway, providing direct links between Leicester, Coventry and the national motorway network, lies approximately 1.5 miles from the property. By road, the property is situated approximately 4 miles east of Hinckley, 11 miles south-west of Leicester, 16 miles north-east of Coventry, 28 miles east of Birmingham and 105 miles north-west of London.

Hinckley Railway Station is located approximately 3.5 miles from the property and provides regular services to Leicester, Birmingham New Street and London. Nuneaton Railway Station, approximately 8 miles away, offers direct services to London Euston and destinations across the wider rail network.





ACCOMMODATION

Ground Floor

Entrance Hall With stairs rising to the first floor and a door leading through to the lounge.

Lounge 3.96m x 3.33m. A welcoming reception room featuring a carpeted floor, open fireplace and attractive bay window.

Kitchen 3.96m x 3.40m. Fitted with a range of wooden base and eye-level units complemented by black worktops. Additional built-in storage is provided within the room, together with an understairs cupboard accessed from the kitchen.

Utility Room 1.90m x 1.70m. Fitted with units and a sink, providing useful additional space and storage.

Downstairs WC Comprising a low flush WC.

First Floor

Bedroom One 3.33m x 3.28m. A spacious double bedroom with carpeted flooring, bay window and decorative boarded-over fireplace.

Bedroom Two 3.43m x 3.30m. A second double bedroom with carpeted flooring and a decorative boarded-over fireplace.

Bedroom Three / Study 2.30m x 1.67m. A smaller room with built in overhead cupboard.

Family Bathroom Fitted with a three-piece suite comprising bath with shower over, low flush WC and wash basin, with part-tiled walls.

OUTSIDE

To the front, the property provides off-road parking. To the rear is a generous lawned garden with patio area, fenced boundaries, a brick-built storage room and external garden shed.

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 a “E 53” rating.

Council Tax

Band B









Local Authorities
County: Leicestershire County Council –
T: 0116 232323

District: Hinkley 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.

Viewing
Strictly by prior appointment through the selling Agent's
Leicester Office – Tel No: 0116 289 4719

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

Philippa Dewes BSc (Hons) MRICS FAAV
E: philippa.dewes@brown-co.com
M: 07345 482543

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.

49 LYCHGATE LANE

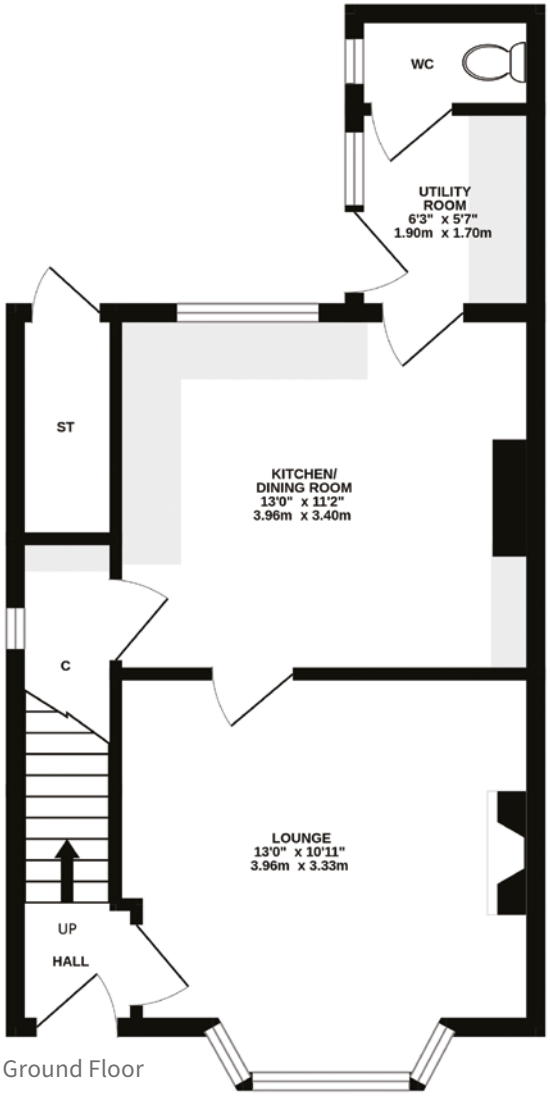
Approx. Floor Area:

Ground Floor = 410 sq ft / 38.1 sq m

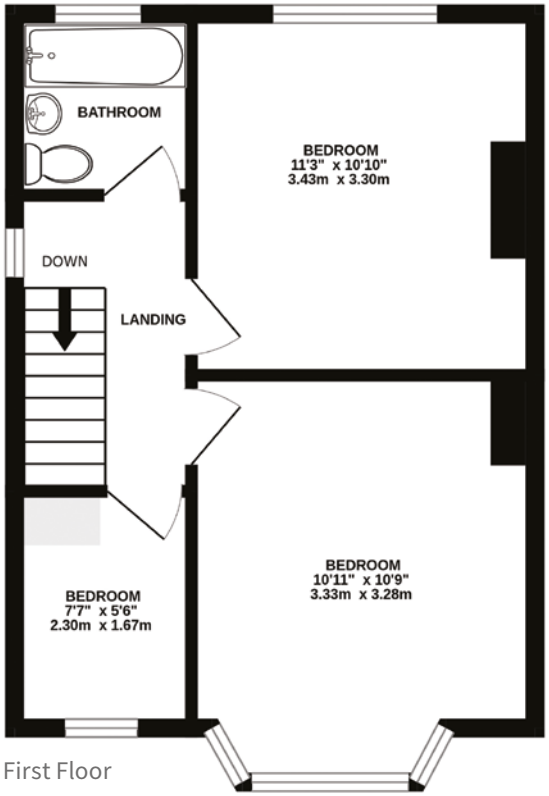
First Floor = 359 sq ft / 33.4 sq m

Total = 769 sq ft / 71.4 sq m

For identification only - Not to scale



Ground Floor



First Floor

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 and 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.

Plans & Particulars

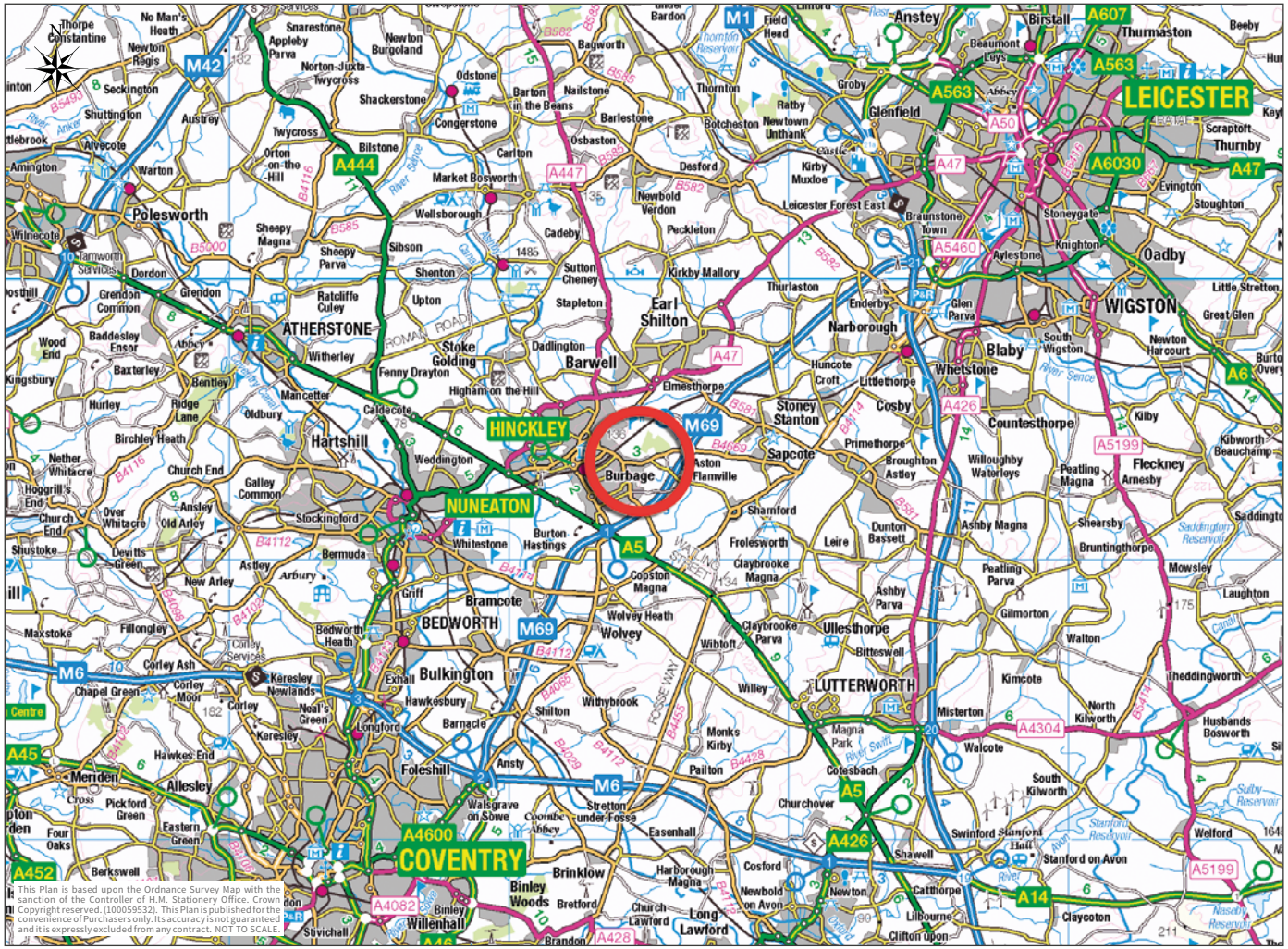
These particulars are believed to be correct, but their accuracy is not guaranteed, and no claim shall be admitted for any errors or discrepancies.

Preparation of Particulars

These particulars were prepared in August 2026. Photographs of the property were also 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.


LEICESTER
HINCKLEY
NUNEATON
BEDWORTH
COVENTRY
LUTTERWORTH
WIGSTON
ATHERSTONE
Hartshill
Burbage
Barwell
Earl Shilton
Market Bosworth
Polesworth
Bramcote
Bulkington
Foleshill
Ansty
Anstey
Glenfield
Oadby
Blaby
Whetstone
Countesthorpe
Narborough
Enderby
Stoney Stanton
Sapcote
Ullesthorpe
Lutterworth
Wolvey
Burton Hastings
Copston Magna
Sharnford
Dunton Bassett
Ashby Magna
Peatling Magna
Fleckney
Kibworth Beauchamp
Great Glen
Stoughton
Thurnby
Scraptoft
Thurmaston
Birstall
Beaumont Leys
Braunstone Town
Knighton
Aylestone
Evington
Stoneygate
Newton Harcourt
South Wigston
Whitwick
Coalville
Ashby de la Zouch
Hinckley
Nuneaton
Bedworth
Rugby
Lutterworth
Melton Mowbray
Oakham
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Kettering
Corby
Daventry
Leamington Spa
Warwick
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