152 Hinckley Road, Burbage, LE10 2AH
£325,000

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*** NO CHAIN *** RH Homes and Property are pleased to offer this traditional three bedroom detached house with scope to style the aesthetics to your own finish, which is located in the ever sought after village of Burbage, with close access to the M69, A5 and all surrounding road networks, and also being in close proximity to Burbage village and Hinckley town centre and their local shops, schools and amenities. The house comprises an Entrance Hall, Kitchen, Dining Room, Lounge, Lean To Conservatory,. First Floor Landing, Three Bedrooms and Bathroom. There is a driveway offering ample parking, whilst being set back from the road, and good sized rear garden. UPVC double glazing, gas fired central heating. *** NO CHAIN ***

Council Tax Band D
EPC Rating E

Hallway
With a door to the side elevation, understairs store and stairs to the first floor.

Lounge
13'10 x 10'3 (4.22m x 3.12m)
UPVC glazed bay window to the front elevation, a gas fire set in a focal point fireplace, and store cupboard.

Dining/Sitting Room
13'1 x 9'2 (3.99m x 2.79m)
UPVC glazed window to the front elevation, a gas fire set in a focal point fireplace.

Kitchen
8'11 x 7'10 (2.72m x 2.39m)
With a door and window into the work shop. Fitted with wall and base units and drawers, with working surfaces over and tiled splashbacks, there is an inset stainless steel sink and drainer. a built in gas hob and electric oven.
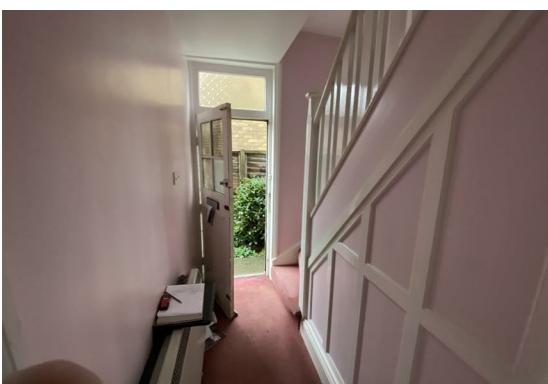
Work Shop
With windows overlooking the gardens.

Landing
With access to :

Bedroom One
15'3 x 10'4 (4.65m x 3.15m)
UPVC glazed window to the front elevation, and useful storage cupboard.

Bedroom Two
10'4 x 9'5 plus robes (3.15m x 2.87m plus robes)
UPVC glazed window to the front elevation, and fitted wardrobes set along one wall.

Bedroom Three
11'9 x 711 overall (3.58m x 216.71m overall)
UPVC glazed window to the rear elevation.

Bathroom
6'7 x 5'0 (2.01m x 1.52m)
Having a three piece suite comprising a wash hand basin, low flush WC and a bath. With tiling splashback, UPVC glazed window to the rear elevation.

Outside
Again with scope to landscape in your own style. The frontage has a driveway providing ample off road car parking. There is a hedgerow and walled screening, and the house is neatly set back from the road with a lawned garden. Then good sized rear garden which has a slabbed patio area adjacent to the house, leading onto the main lawned gardens.

Lettings and Management
RH Homes and Property are a Sales, Lettings and Management business. If you are looking at selling or letting property, then please contact our team on the number shown.

RH Homes and Property is the seller's agent for this property. Descriptions of the property served as an opinion and not as statement of fact. Please inform us if you become aware of any information being inaccurate.

Floor plan labels: Kitchen, Hallway, Lounge, Sitting Room, Bathroom, Store, Bedroom, Bedroom, Bedroom

Map labels: LASH HILL, Brookside, Burbage Rd, Sapcote Rd, Hastings High School, Hinckley Rd, Woodland Ave, Salisbury Rd, Forresters Rd

Google — Map data ©2026 Google

Leaving Hinckley along London Road, which proceeds into Burbage Road, continue through the traffic lights, and the road becomes Sapcote Road. Continue along and turn right towards Burbage village centre along Hinckley Road, where the property is situated on the left hand side. For GPS/SATNAV the post code is LE10 2AH

Viewing

Please contact our RH Homes and Property Office on 01455 633244
if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
		79
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

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