



Connells

Rugby Road
Hinckley



Property Description

Located in the desirable area of Sketchley on the outskirts of Hinckley, offers a convenient and family-friendly setting with excellent access to local amenities and transport links. This property is ideal for families, professionals, or retirees seeking a comfortable home in a peaceful yet well-connected location.

Sketchley is a highly regarded area known for its tranquil surroundings and proximity to green spaces, including the popular Hollycroft Park and Burbage Common. Hinckley town centre is just a short distance away, providing a wide range of amenities, including shops, supermarkets, restaurants, and leisure facilities.

The property is exceptionally well-connected, with the A5 and M69 motorway offering easy access to Leicester, Coventry, Birmingham, and the surrounding areas. Hinckley railway station is also nearby, providing regular train services to key destinations such as Leicester and Birmingham, making it a great choice for commuters.

Families will appreciate the proximity to highly rated schools, including Sketchley Hill Primary School and other educational options in the area. Recreational opportunities abound, with local parks, sports facilities, and community events enhancing the neighbourhood's appeal.

Ground Floor

Dining Room

14' x 11' 2" (4.27m x 3.40m)

With laminate flooring, radiator and window to the front.

Lounge

12' x 11' 2" (3.66m x 3.40m)

With laminate flooring, radiator and window to the rear.

Kitchen

13' 8" x 6' (4.17m x 1.83m)

Well-proportioned kitchen, with a range of base and wall units, spotlight, plumbing for washing machine and dishwasher. An access to the rear garden.

First Floor

Bedroom 1

14' 8" x 11' 2" (4.47m x 3.40m)

With window to the front and built in cupboard.

Bedroom 2

11' 7" x 12' 3" (3.53m x 3.73m)

With window to the rear.

Bathroom

9' 10" x 9' 9" (3.00m x 2.97m)

Good-sized bathroom, having a separated bath and walk-in shower, wash hand basin, toilet and window to the rear.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

Tenure: Freehold

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