



Connells

Granville Road
Hinckley



Property Description

Situated in a desirable residential area of Hinckley, offers an excellent setting for families, professionals, or first-time buyers. This property provides a combination of suburban charm, convenience, and access to local amenities.

Located just a short distance from Hinckley town centre, residents can enjoy a range of shops, supermarkets, cafes, and restaurants, catering to daily needs and leisure activities. The Crescent Shopping Centre is nearby, offering high-street retailers, dining options, and entertainment facilities, including a cinema.

Transport links are a key advantage of this location. The property is conveniently situated near the A5, M69, and M1 motorways, providing easy access to major cities such as Leicester, Coventry, and Birmingham. Hinckley railway station is also nearby, offering regular services to Birmingham and Leicester, making it an ideal choice for commuters.

Families will appreciate the proximity to highly regarded schools and nurseries, as well as the availability of green spaces and parks such as Hollycroft Park and Burbage Common, which are perfect for outdoor activities, walks, and family outings.



Ground Floor

Lounge

14' 2" x 13' 6" (4.32m x 4.11m)

With double-glazed window to the front, radiator and multi-fuel fireplace.

Kitchen/Diner

14' 2" x 13' 6" (4.32m x 4.11m)

Fully fitted kitchen with wall and base units, sink unit, electric cooker, fridge/freezer, washing machine and dishwasher. With double-glazed window to the rear and multi-fuel fireplace.

Shower Room

8' x 6' 5" (2.44m x 1.96m)

Fully tiled with walk in shower, wash hand basin, extractor fan, toilet and double-glazed window to the rear.

First Floor

Bedroom 1

13' 9" x 10' 3" (4.19m x 3.12m)

With carpet floor, radiator, wardrobes, and double-glazed window to the front.

Bedroom 2

12' 3" x 8' 2" (3.73m x 2.49m)

With carpet floor, radiator and double-glazed window to the rear.

Bedroom 3

12' 3" x 8' 2" (3.73m x 2.49m)

With laminate flooring, radiator and double-glazed 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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88 Castle Street
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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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