



Connells

Sunnydale Road
Hinckley

Sunnydale Road
Hinckley LE10 0PB

for sale offers over
£280,000



Property Description

Located in the sought-after Hollycroft area offers a fantastic setting for families, professionals, and retirees alike. This well-connected residential location combines peaceful surroundings with excellent access to local amenities and transport links. Additional outbuildings can be transformed into a home office/games room.

Hinckley town centre is just a short distance away, providing a wide range of shops, supermarkets, cafes, and restaurants. The Crescent Shopping Centre offers high-street retailers, dining options, and leisure facilities, including a cinema. For day-to-day essentials, there are convenience stores and local services within easy reach.

Transport connections from this location are excellent, with the A5, M69, and M1 easily accessible for commuting to Leicester, Coventry, and Birmingham. Hinckley railway station is also nearby, offering regular train services to Leicester and Birmingham, making it a convenient choice for commuters.

Hollycroft Park, just a short walk away, provides open green space, walking paths, and recreational facilities, ideal for outdoor activities and family outings. Families will also benefit from the well-regarded schools and nurseries in the area, making it a great location for those with children.

With its blend of suburban tranquillity, modern convenience, and excellent transport links, offers an ideal opportunity for comfortable living in a highly desirable part of Hinckley.

Ground Floor

Hallway

6' x 15' 8" (1.83m x 4.78m)

With understairs storage and access to all rooms.

Lounge

10' 9" x 12' 1" (3.28m x 3.68m)

With a bay-window to the front and double-panelled radiator and electric fireplace.

Kitchen/Diner

17' 4" x 12' 5" (5.28m x 3.78m)

Fully fitted kitchen having a wall and base units, sink unit with window over, and plumbing for washing machine. With dining area, ornamental fireplace and patio door to the conservatory.

Conservatory

9' 9" x 12' 4" (2.97m x 3.76m)

First Floor

Bedroom 1

11' x 12' 5" (3.35m x 3.78m)

With carpet floor, radiator, and window to the rear.

Bedroom 2

11' x 12' 1" (3.35m x 3.68m)

With radiator and window to the front.

Bedroom 3

6' x 8' 5" (1.83m x 2.57m)

With carpet floor, radiator, and window to the front.

Bathroom

5' 9" x 7' 9" (1.75m x 2.36m)

Having a bath with shower over, wash hand basin window to the rear and toilet.

Outside

The property also benefits from a driveway to the front and side with space for multiple vehicles and a garage (15. 6 sq. m.).

The rear garden with covered patio area and home office/games room, further benefiting from outside power sockets with isolation switch (used currently for hot tub). Ideal for relaxing or entertaining.









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: C

Tenure: Freehold

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Property Ref: HIN312975 - 0006