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London Road  
Hinckley



London Road  
Hinckley LE10 1HH

for sale offers in excess of  
**£190,000**



### Property Description

Located in the heart of Hinckley, offers a prime residential setting with excellent access to local amenities, transport links, and green spaces. This well-connected location is ideal for families, professionals, and commuters looking for convenience and a thriving community atmosphere.

Hinckley town centre is just a short walk away, providing a variety of supermarkets, high-street shops, cafes, restaurants, and essential services. The Crescent Shopping Centre further enhances the town's retail and leisure options, with a cinema, gym, and popular dining spots.

Transport links are excellent, with Hinckley railway station offering direct services to Leicester, Birmingham, and beyond. The A5, M69, and M1 provide easy access to Coventry, Leicester, and Nuneaton, making commuting simple.

Families will benefit from well-regarded local schools and nurseries, while nearby Hollycroft Park and Burbage Common offer green spaces for walking, cycling, and outdoor recreation.



## Ground Floor

### Lounge

11' 1" x 11' 1" ( 3.38m x 3.38m )

Front room with laminate flooring and meter cupboard.

### Dining Room

12' x 11' 1" ( 3.66m x 3.38m )

With window to the rear, fireplace and an access to the kitchen.

### Kitchen

8' 1" x 6' 1" ( 2.46m x 1.85m )

Fully fitted kitchen with oven, electric hob with extractor fan over, sink unit. With an access to the rear.

## First Floor

### Bedroom 1

14' 1" x 11' 1" ( 4.29m x 3.38m )

Front bedroom with double-glazed window and radiator.

### Bedroom 2

12' 1" x 11' 1" ( 3.68m x 3.38m )

With window to the rear, radiator and store cupboard.

### Bathroom

6' 1" x 11' 1" ( 1.85m x 3.38m )

Fully tiled, having a bath with shower over, wash hand basin, towel rail and toilet.

### Outside

Rear garden with lawn and patio area. Communal side access.













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](http://www.focalagent.com)

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88 Castle Street  
 HINCKLEY LE10 1DD

**EPC Rating: C**

Tenure: Freehold

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