



Connells

Edward Street
Hinckley



Property Description

Located in a well-established residential area of Hinckley, offers a convenient and well-connected setting, ideal for families, professionals, and investors. This central location provides easy access to local amenities, transport links, and green spaces, making it a desirable place to live.

Hinckley town centre is within walking distance, offering a variety of supermarkets, independent shops, cafes, and restaurants. The Crescent Shopping Centre provides additional retail and leisure options, including a cinema, gym, and popular dining spots. Essential services such as banks, pharmacies, and medical centres are also nearby.

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

For families, there are well-regarded schools and nurseries in the area, while nearby parks and open spaces, such as Hollycroft Park and Burbage Common, offer great opportunities for outdoor activities.

Ground Floor

Dining Room

12' x 11' 11" (3.66m x 3.63m)

With carpet floor, ornamental fireplace and

bay-window to the front.

Lounge

12' x 14' (3.66m x 4.27m)

With ornamental fireplace and window to the rear.

Kitchen

6' 6" x 14' 4" (1.98m x 4.37m)

Fully fitted kitchen with integral appliance, sink unit and plumbing for washing machine. With an access to the rear.

First Floor

Bedroom 1

13' 1" x 11' (3.99m x 3.35m)

With carpet floor, fitted cupboard and window to the front.

Bedroom 3

9' x 11' 11" (2.74m x 3.63m)

With carpet floor and window to the rear.

Bathroom

5' 1" x 6' 11" (1.55m x 2.11m)

Having a bath, wash hand basin, toilet and radiator.

Study

6' 6" x 7' 11" (1.98m x 2.41m)

With carpet floor, window to the rear and fitted cupboard.

Second Floor

Bedroom 2

12' 6" x 12' 3" (3.81m x 3.73m)

With carpet floor, fitted cupboard and window to the side.









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

Tenure: Freehold

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