



**Connells**

Bearsden Crescent  
Hinckley





### Property Description

Nestled at the end of a tranquil crescent in the sought-after Hollycroft area, offers a perfect blend of suburban peace and everyday convenience. This popular residential locale is ideal for families, professionals, or downsizers seeking a well-connected, community-oriented environment.

Within a short stroll you'll find convenience stores, cafes, and eateries. Hinckley town centre and The Crescent Shopping Centre are just a few minutes' drive away, offering supermarkets, high-street retailers, a cinema, gym, and a diverse selection of restaurants.

Commuters benefit from superb connectivity-Hinckley railway station is close by with regular services to Leicester and Birmingham, while the A5, M69, and M1 motorways can be reached in minutes for easy travel across the Midlands.



The area is well served by reputable schools and nurseries. Local primaries and secondaries in Hinckley cater to all ages, making this an excellent choice for families.

Outdoor living is a joy with Hollycroft Park on your doorstep-featuring playgrounds, sports pitches, and walking paths-and the nearby Burbage Common offering acres of woodland and heathland to explore.

## Ground Floor

### Hallway

12' 11" x 5' ( 3.94m x 1.52m )

With wooden flooring and understairs cupboard.

### Lounge

13' 9" x 11' ( 4.19m x 3.35m )

With wooden flooring and double-glazed window to the front.

### Dining Room

15' 9" x 8' 5" ( 4.80m x 2.57m )

With wooden flooring and patio door to the rear garden.

### Kitchen

15' 1" x 7' 8" ( 4.60m x 2.34m )

Fully fitted kitchen with a range of wall and base units, sink unit with double-glazed window to the rear. With an access to utility and W/C.

### Utility Room

12' 10" x 6' 2" ( 3.91m x 1.88m )

With a range of wall and base units, sink unit and plumbing for washing machine and dishwasher.

## First Floor

### Bedroom 1

12' 5" x 9' 6" ( 3.78m x 2.90m )

With window to the front.

### Bedroom 2

10' 6" x 10' 4" ( 3.20m x 3.15m )

With window to the rear.

### Bedroom 3

12' 10" x 6' 3" ( 3.91m x 1.91m )

With window to the front.

### Bedroom 4

8' x 6' 9" ( 2.44m x 2.06m )

With window to the front.

### Bedroom 5

7' 4" x 6' 2" ( 2.24m x 1.88m )

With window to the rear.

### Bathroom

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

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

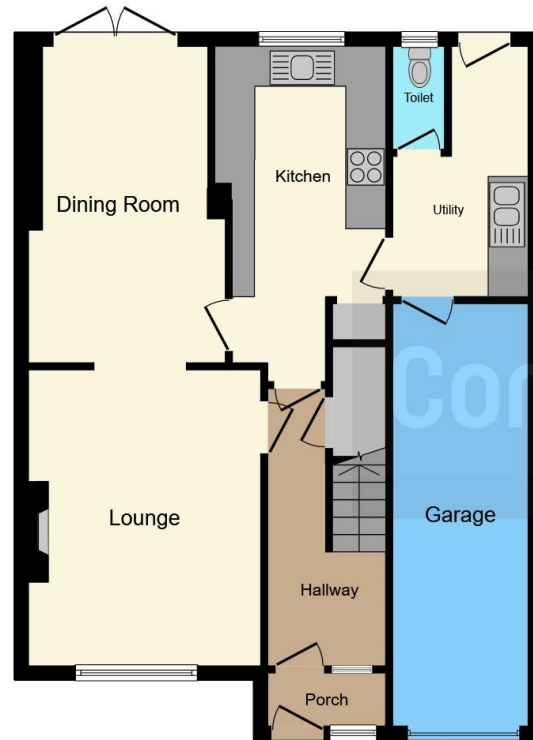












**Ground Floor**



**First Floor**

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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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