

Connells

Coldstream Close Hinckley

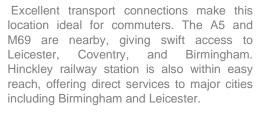
# Coldstream Close Hinckley LE10 0WS



## **Property Description**

Situated on a quiet residential cul-de-sac in a sought-after part of Hinckley, offers a peaceful yet convenient setting ideal for families, professionals, or retirees. This well-regarded neighbourhood is known for its community feel, well-maintained surroundings, and excellent accessibility to local services.

The property is close to a range of everyday amenities including supermarkets, convenience stores, local eateries, and Hinckley town centre, which is just a short drive away. The town centre offers a variety of shops, restaurants, a cinema, leisure centre, and The Crescent retail development.



A number of highly regarded primary and secondary schools are located nearby, along with nursery and childcare facilities, making the area a popular choice with families.

Local green spaces and parks are easily accessible, and Burbage Common and Woods is just a few minutes away-a lovely spot for walking, cycling, and enjoying the outdoors. Sports clubs, gyms, and recreational facilities are also readily available in the town.





#### **Ground Floor**

## Lounge

9' 4" x 11' 3" ( 2.84m x 3.43m )

With feature fireplace, radiator, TV aerial point, coving to ceiling, door to useful under stairs storage cupboard & bay-window to the front.

## **Dining Room**

7' 7" x 9' 5" ( 2.31m x 2.87m )

With radiator, coving to ceiling, SDUG patio doors leads to a conservatory.

### Kitchen

6' 5" x 9' 5" ( 1.96m x 2.87m )

Fully fitted kitchen having a range of wall and base units, stainless steel sink unit with mixer taps above. With integrated appliance, plumbing for washing machine and dishwasher, radiator and a UPVC SDUG door to the side of the property.

# Conservatory

12' 8" x 10' 1" ( 3.86m x 3.07m )

With laminate wood strip flooring and French doors leading to the rear garden.

## **First Floor**

#### Bedroom 1

8' 3" x 13' (2.51m x 3.96m)

With carpet floor & window to the rear.

#### Bedroom 2

7' 3" x 12' 7" ( 2.21m x 3.84m )

With carpet floor & window to the front.

## Bedroom 3

6' 9" x 8' 1" ( 2.06m x 2.46m )

With carpet floor & window to the front.

### **Bathroom**

Having a panelled bath, shower unit above, vanity sink unit with gloss white cupboard beneath, low level WC, radiator and an extractor fan.



# Outside

The property is nicely situated on a corner plot, set back from the road. The front garden principally laid to lawn. A timber gate and slabbed pathway lead down the side of the property to the fully fenced and enclosed rear garden with AstroTurf grass.















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88 Castle Street HINCKLEY LE10 1DD

EPC Rating: C Council Tax Band: B

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Tenure: Freehold



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