



Connells

Coldstream Close
Hinckley

Coldstream Close Hinckley LE10 0WS

for sale offers in excess of
£240,000



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.

Excellent transport connections make this location ideal for commuters. The A5 and M69 are nearby, giving swift access to Leicester, Coventry, and Birmingham. Hinckley railway station is also within easy reach, offering direct services to major cities including Birmingham and Leicester.

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.







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

To view this property please contact Connells on

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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold



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