



Connells

Sunnydale Road  
Hinckley

Sunnydale Road  
Hinckley LE10 0PB

for sale offers in the region of  
**£300,000**



### Property Description

Positioned in a desirable and established residential area of Hinckley, enjoys a peaceful yet well-connected setting that's perfect for families, professionals, and downsizers alike. The area is known for its friendly community, tree-lined streets, and easy access to the town's wide range of amenities.

The property is ideally situated within walking distance of local shops, cafes, schools, and healthcare services. Hinckley town centre, with its popular Crescent shopping and leisure development, offers a great selection of restaurants, high street stores, supermarkets, and a cinema, all just a short drive or stroll away.

Commuters will benefit from excellent transport links, with quick access to the A5 and M69 for travel to Leicester, Coventry, and Birmingham. Hinckley railway station is also close by, offering direct train services to major cities, making this location especially convenient for daily travel.



The property is in close proximity to a choice of reputable primary and secondary schools, as well as nurseries and childcare options, contributing to its appeal for growing families.

Local parks, play areas, and green spaces are just minutes away, and the expansive Burbage Common and Woods provides the perfect setting for walking, cycling, or enjoying nature. Nearby leisure centres and sports facilities cater to a variety of active lifestyles.

## Ground Floor

### Lounge

11' 9" x 12' 3" ( 3.58m x 3.73m )

With double glazed bay window to the front, wooden flooring, herringbone, feature fireplace with wood surround & radiator.

### Kitchen/Dining Area

16' 8" x 12' 2" ( 5.08m x 3.71m )

Kitchen area with range of wall and base units, granite work surfaces over and up stands to splash back, sink with mixer tap, space and point for range cooker, extractor hood over, space for fridge, ceramic tiled flooring, double glazed window to side and rear, double glazed double doors to rear garden, door to storage room with opaque glazed window to the side, space and point for washing machine and ceramic tiled flooring.

## First Floor

### Bedroom 1

11' 1" x 13' 1" ( 3.38m x 3.99m )

With double glazed window to front and rear, coving to the ceiling and double radiator.

### Bedroom 2

10' 5" x 12' 4" ( 3.17m x 3.76m )

With double glazed bay window to the front and radiator.

### Bedroom 3

9' 2" x 12' 6" ( 2.79m x 3.81m )

With double glazed window to the rear.

### Bedroom 4

6' 1" x 6' 6" ( 1.85m x 1.98m )

With double glazed window to the front, radiator and coving to the ceiling.

### Bathroom

6' 1" x 8' 6" ( 1.85m x 2.59m )

With low level flush WC, pedestal wash hand basin, panelled bath, tiling to the surrounding splash back areas, tiled shower cubicle, radiator and opaque double-glazed window and extractor fan.

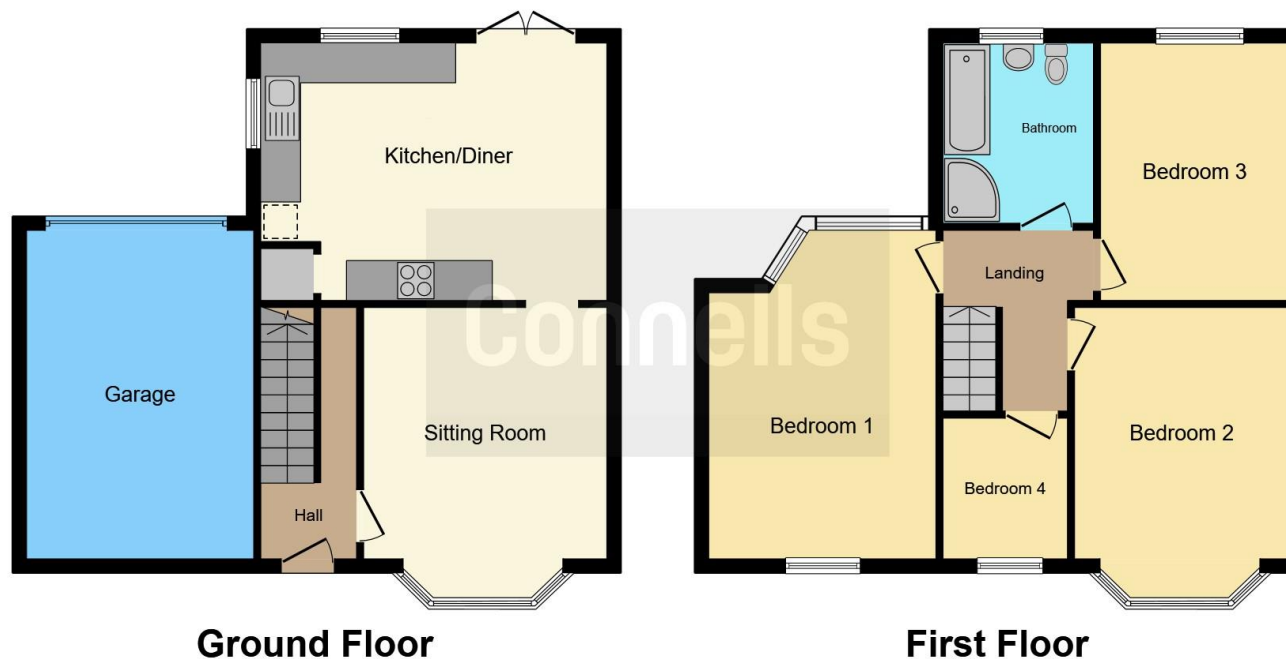
### Garage

13.6 sq. m.









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)

To view this property please contact Connells on

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**88 Castle Street, Hinckley  
 LE10 1DD**

EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/HIN313163](http://connells.co.uk/Property/HIN313163)**



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