



Connells

Croft Close
Wolvey Hinckley

Croft Close Wolvey Hinckley LE10 3LE

for sale
£300,000



Property Description

Tucked away in a quiet cul-de-sac within the attractive village of Wolvey, offers a peaceful semi-rural setting with the benefits of modern village living. This well-regarded location is ideal for those seeking a blend of countryside charm and convenient access to nearby towns and transport routes.

Wolvey is a thriving village with a strong community spirit, offering essential amenities such as a village store, post office, primary school, village hall, pub, and a popular hotel/restaurant. The nearby towns of Hinckley, Nuneaton, and Lutterworth provide a wider range of shops, supermarkets, and leisure facilities.

The property is excellently positioned for commuters, with easy access to the A5, M69, and M6, offering direct routes to Leicester, Coventry, and Birmingham. Nuneaton and Hinckley train stations are both within reach, providing rail services to major regional hubs.

Wolvey Church of England Primary School is just a short walk away, and the area falls within catchment for several well-regarded secondary schools in the surrounding towns.

Surrounded by scenic countryside, the village offers great opportunities for walking, cycling, and outdoor leisure. Local nature trails, fishing lakes, and golf courses are also nearby, perfect for those who enjoy an active lifestyle in natural surroundings.



Ground Floor

Entrance Hallway

14' 1" x 6' (4.29m x 1.83m)

With wood panelling, providing access to all rooms.

Kitchen

11' x 8' 1" (3.35m x 2.46m)

Fully fitted kitchen with a range of wall and base units, sink unit, integrated dishwasher and washing machine, induction hob with extractor fan over.

Lounge/Diner

14' 1" x 14' 1" (4.29m x 4.29m)

With carpet floor, open fireplace and patio door to the rear garden.

First Floor

Landing

8' 1" x 2' 10" (2.46m x 0.86m)

Providing access to the fully boarded loft.

Bedroom 1

11' 1" x 8' 10" (3.38m x 2.69m)

With built in wardrobe and window to the front.

Bedroom 2

8' 1" x 9' 1" (2.46m x 2.77m)

With carpet floor, built in desk and shelving units. With double-glazed window to the rear.

Bedroom 3

10' 1" x 5' 11" (3.07m x 1.80m)

With window to the rear.

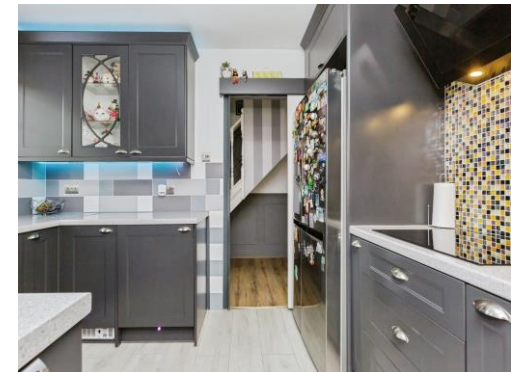
Bathroom

6' 1" x 5' 1" (1.85m x 1.55m)

Having a bath with electric shower over, wash hand basin, toilet and chrome towel rail.

Outside

Externally the property has a large block paved driveway to front and side with mature garden to front. To the rear of the property there is generous mature garden with good-sized garage with (power & lighting) used as a gym with Workshop (10'05" x 6'02") beyond.









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: F Council Tax
 Band: C

Tenure: Freehold

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