





Property Description

Nestled in a quiet and well-established residential area of Hinckley, offers a desirable setting that blends suburban calm with excellent accessibility. This location is ideal for families, retirees, and professionals looking for comfort, convenience, and community.

The property is within easy reach of Hinckley town centre, which boasts a wide range of high street shops, supermarkets, cafés, pubs, and eateries. Local conveniences such as schools, healthcare facilities, and parks are all close by.



Well-connected via the A5 and M69, this address allows for straightforward commuting to Leicester, Coventry, Nuneaton, and Birmingham. Hinckley train station is just a short distance away, offering direct rail services to key regional hubs.

A selection of good primary and secondary schools is located nearby, including Hinckley Parks Primary and Hastings High School. The area is well-suited for families with children of all ages.

Ground Floor

Lounge

16' x 13' 1" (4.88m x 3.99m)

With laminate flooring, two double panelled radiators, TV + internet points, understairs cupboard and window and french doors to the rear garden.

Kitchen

10' 8" x 8' 8" (3.25m x 2.64m)

Fitted kitchen with a range of wall and base units, aluminium sink unit with mixer tap, integrated appliance (dishwasher, double oven/hob with extractor fan over) Double panelled radiator with window to the front.

Cloakroom

6' 11" x 3' 3" (2.11m x 0.99m)

With wash hand basin, radiator and toilet.

First Floor

Bedroom 1

9' 11" x 9' 3" (3.02m x 2.82m)

With laminate flooring, double panelled radiator, fitted wardrobe, TV point and window to the rear.

En-Suite

6' 9" x 4' 5" (2.06m x 1.35m)

With shower unit, wash hand basin and toilet.

Bedroom 2

10' x 9' 3" (3.05m x 2.82m)

With laminate flooring, double panelled radiator, fitted wardrobe, internet point and window to the front.

Bedroom 3

6' 6" x 6' 8" (1.98m x 2.03m)

With laminate flooring, double panelled radiator and window to the rear.

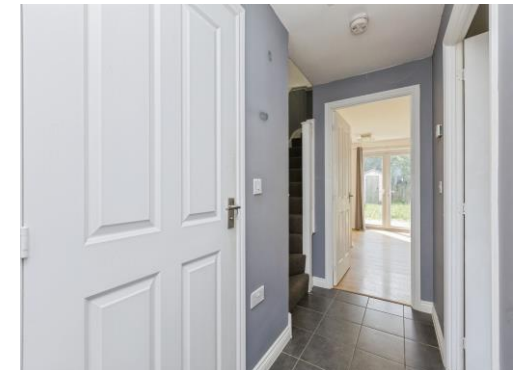
Bathroom

6' 11" x 6' 6" (2.11m x 1.98m)

With bath, wash hand basin and toilet.

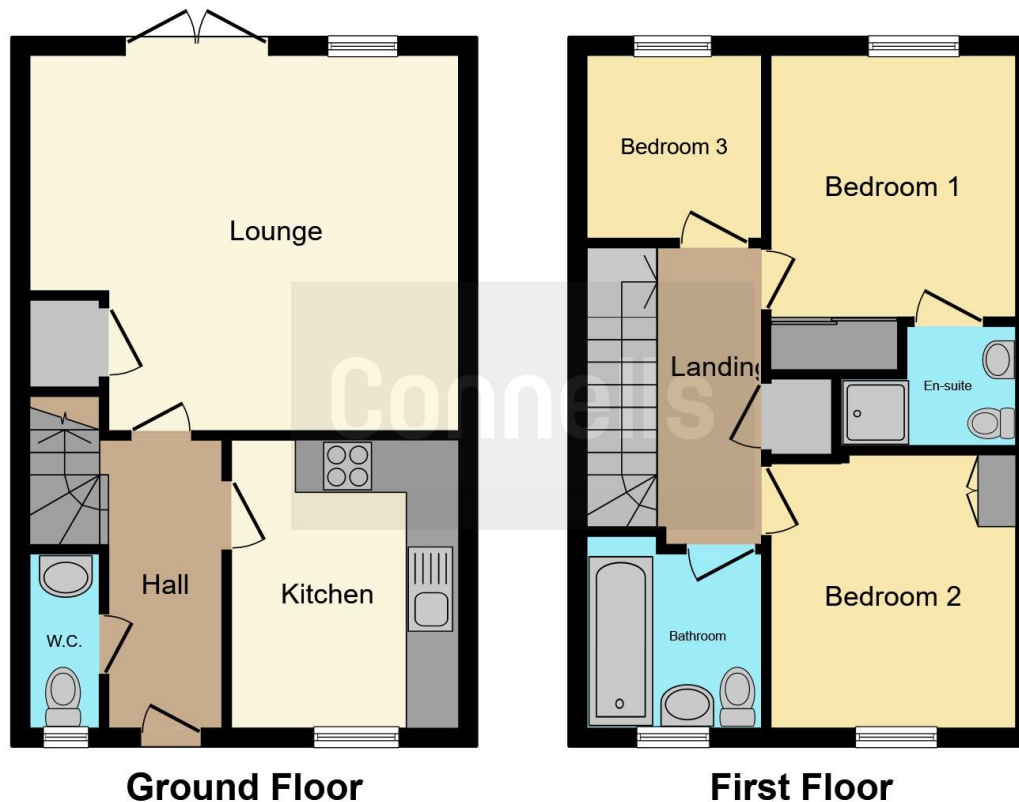
Outside

To the rear property benefits from a fully enclosed garden, laid to lawn with timber shed and patio area. Allocated parking space to the front and on-street parking available.









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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88 Castle Street
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EPC Rating: B Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/HIN313216



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