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Highfields Road
Hinckley



Property Description

Situated in a well-established and desirable part of Hinckley, offers the perfect blend of residential tranquillity and central convenience. This location is popular with families, professionals, and retirees alike, thanks to its excellent local amenities and easy commuter access.

A short walk from the property brings you to Hinckley town centre, home to a variety of shops, cafés, supermarkets, and services including The Crescent shopping and leisure complex. Local convenience stores and takeaways are also close by for everyday needs.

Ideally positioned for commuting, the property offers easy access to the A47, A5, and M69, connecting you quickly to Leicester, Coventry, and Birmingham. Hinckley train station is nearby, with direct rail links to Nuneaton and Leicester.



Families benefit from access to several good local schools, including Westfield Infant and Junior Schools and Redmoor Academy, all within a short drive or walk.

The area is within close proximity to green spaces such as Clarendon Park and Hollycroft Park, perfect for weekend walks and family outings. Hinckley Leisure Centre and local sports clubs also provide a range of fitness and recreational options.

Ground Floor

Hallway

13' 11" x 5' 9" (4.24m x 1.75m)

With an access to all rooms and understairs cupboard.

Lounge

12' 11" x 11' 6" (3.94m x 3.51m)

With ornamental fireplace and bay-window to the front.

Reception Room

13' 3" x 11' 8" (4.04m x 3.56m)

With ornamental fireplace and patio doors to the conservatory.

Kitchen/Diner

18' 3" x 19' 1" (5.56m x 5.82m)

Fully fitted kitchen with a range of wall and base units, sink unit with window over, integrated oven and hob with extractor fan over), spotlights. With tiled floor, dining table area, an access to utility room and conservatory.

Utility Room

7' 5" x 3' 10" (2.26m x 1.17m)

Conservatory

14' 1" x 9' 8" (4.29m x 2.95m)

With an access to the garden.

Downstairs Toilet

With wash hand basin and toilet.

First Floor

Bedroom 1

13' 7" x 11' 5" (4.14m x 3.48m)

With bay-window to the front and shower en-suite.

En-Suite

6' 5" x 5' 8" (1.96m x 1.73m)

With walk-in shower, wash hand basin, toilet and towel radiator.

Bedroom 2

14' 8" x 8' 1" (4.47m x 2.46m)

With fitted wardrobes and bay-window to the front.

Bedroom 3

12' 9" x 9' 8" (3.89m x 2.95m)

With window to the rear.

Bedroom 4

9' 4" x 7' 7" (2.84m x 2.31m)

With window to the rear.

Bathroom

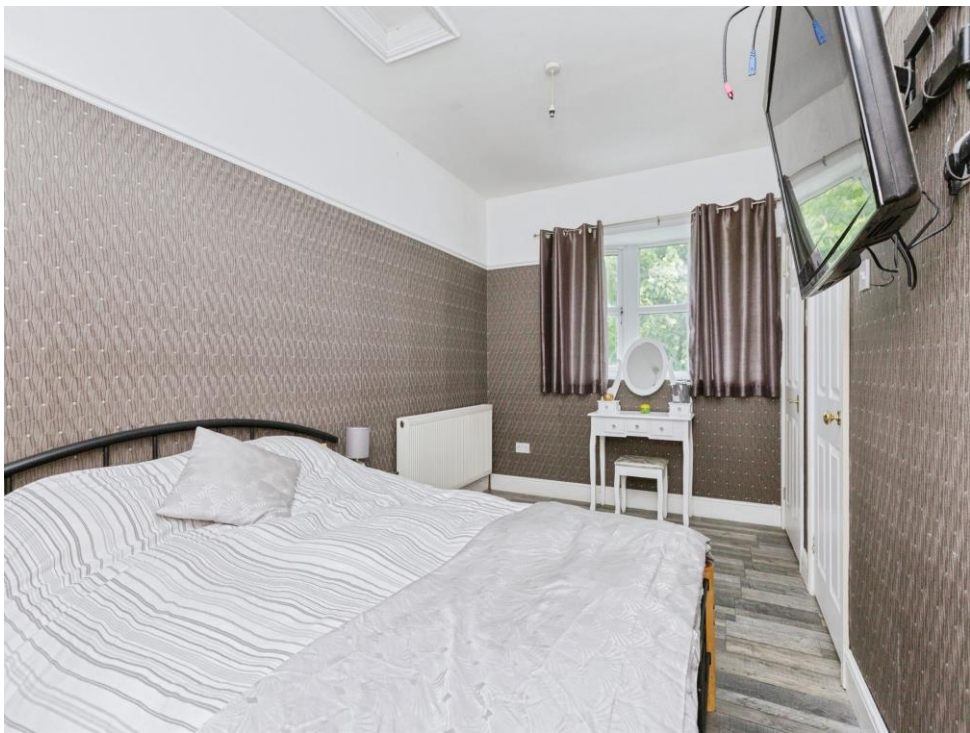
9' 11" x 5' 3" (3.02m x 1.60m)

With free stand bathroom, wash hand basin, toilet and window to the rear.

Outside

Well maintained rear garden with slabbed patio area beyond which is a further timber decking area with pergola. Remainder of the garden is principally laid to lawn. Built in bar and shed to the top of the garden and fruit trees. With stone driveway to the front.









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EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

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