



**Connells**

The Factory Dares Walk  
Hinckley

# The Factory Dares Walk

## Hinckley LE10 1PZ

for sale  
**£240,000**



### Property Description

Located in the heart of Hinckley, within a distinctive converted factory building, this modern two-bedroom property combines contemporary open-plan living with character features.

Perfect for first-time buyers, professionals, or investors, it offers a stylish home just a short walk from the town centre.

Just a short walk to Hinckley town centre with shops, cafés, restaurants, and leisure facilities. Excellent commuter links via the A5, A47, M69, and Hinckley train station, connecting to Leicester, Birmingham, and Coventry.

Close to The Crescent shopping complex with cinema, gym, and dining options.

Well-positioned for access to local parks and green spaces. Popular location for young professionals and tenants, offering strong rental potential.

This unique property offers something a little different - a stylish home in a character conversion with all the convenience of town centre living.



## Ground Floor

### Kitchen/Diner

19' 5" x 11' 6" ( 5.92m x 3.51m )

### Shower Room

7' 8" x 5' 1" ( 2.34m x 1.55m )

## First Floor

### Lounge

20' 1" x 19' 3" ( 6.12m x 5.87m )

### Bedroom 1

13' 1" x 10' 6" ( 3.99m x 3.20m )

### En-Suite

8' 10" x 6' 2" ( 2.69m x 1.88m )

### Dressing Room

6' 5" x 5' 10" ( 1.96m x 1.78m )

### Bedroom 2

8' 11" x 6' 2" ( 2.72m x 1.88m )



### Garage

21' x 13' 1" ( 6.40m x 3.99m )







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: D

Tenure: Freehold

**view this property online** [connells.co.uk/Property/HIN313363](http://connells.co.uk/Property/HIN313363)



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