



Connells

The Factory Dares Walk
Hinckley



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)

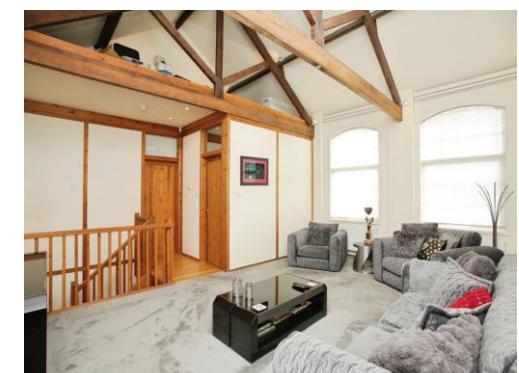
Bedroom 2

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



Garage

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









Ground Floor



First Floor

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

T 01455 230523
E hinckley@connells.co.uk

88 Castle Street
 HINCKLEY LE10 1DD

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/HIN313363



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HIN313363 - 0003