



**Connells**

Barrie Road  
Hinckley





### Property Description

Well-Presented Family Home in a Popular Residential Area

Situated within a well-established and sought-after residential area of Hinckley, offers comfortable and well-proportioned accommodation ideal for families, first-time buyers, or investors.

The property benefits from bright living spaces, a private garden, and excellent access to local amenities and transport links.

Located in a popular residential neighbourhood close to local shops and amenities.

Within easy reach of Hinckley town centre, offering a wide range of retail, cafés, restaurants and leisure facilities. Well positioned for local schools, making it ideal for families.

Excellent commuter access via the A47, A5 and M69, connecting Leicester, Coventry and Nuneaton. Regular bus services nearby and convenient access to Hinckley railway station. Close to parks and green spaces for outdoor leisure.

Fantastic opportunity to secure a well-located home offering comfort, convenience and everyday practicality. Early viewing is recommended.



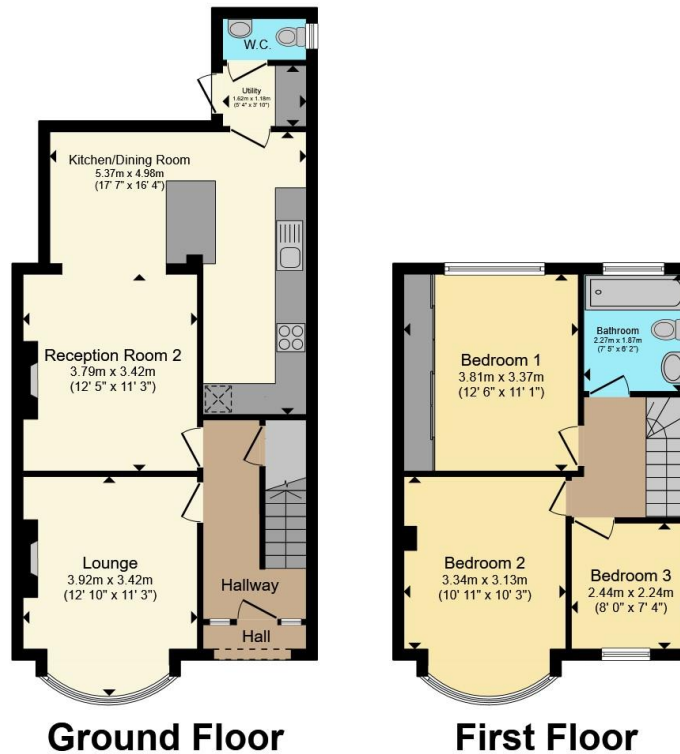












Total floor area 100.2 m<sup>2</sup> (1,078 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for 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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01455 230523**  
**E [hinckley@connells.co.uk](mailto:hinckley@connells.co.uk)**

88 Castle Street  
 HINCKLEY LE10 1DD

EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/HIN313633](http://connells.co.uk/Property/HIN313633)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HIN313633 - 0006