



Connells

Rosemary Way  
Hinckley





## Property Description

Well-Presented Home in a Popular Hinckley Location

Situated in a desirable residential area close to local amenities and excellent road links, offers well-maintained accommodation ideal for first-time buyers, downsizers, or small families. The property benefits from bright living spaces, modern features, and a private garden, making it a comfortable and practical home.

Situated in a quiet, well-established residential area. Close to local schools, shops, parks, and green spaces. Convenient for Hinckley town centre, supermarkets, and leisure facilities. Excellent connections to the A47, A5, and M69, ideal for commuting to Leicester, Coventry, and Nuneaton. Nearby walks and open areas for families and dog owners.

Offers comfortable, low-maintenance living in one of Hinckley's popular neighbourhoods-perfect for a wide range of buyers.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Ground Floor

### Open Plan Lounge/Diner

26' 4" x 10' 6" ( 8.03m x 3.20m )

With bay window to the front, two radiators and French doors to the garden.

### Kitchen

9' 10" x 6' 8" ( 3.00m x 2.03m )

Fully fitted kitchen with wall and base units, sink unit & integrated appliances (oven, gas hob & extractor fan over).

### Shower Room

Having cubicle shower, W/C, wash hand basin, shaver points and windows.

## First Floor

### Bedroom 1

12' 11" x 11' 5" ( 3.94m x 3.48m )

With double-glazed window to the rear and radiator.

### Bedroom 2

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

With double-glazed window to the front and radiator.

### Bedroom 3

5' 9" x 7' 6" ( 1.75m x 2.29m )

With double-glazed window to the front and radiator.

### Bathroom

Having P-shaped bath with shower over, wash hand basin, W/C, shaver point & double-glazed window to the rear.

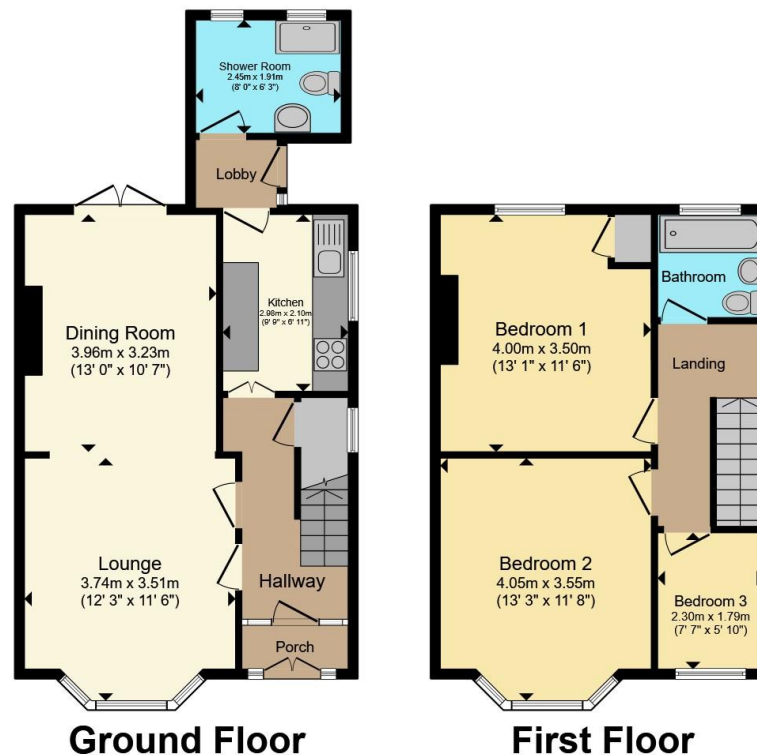












Total floor area 91.9 m<sup>2</sup> (989 sq.ft.) approx

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)

**Connells**

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/HIN313648](http://connells.co.uk/Property/HIN313648)**



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.

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