



Connells

Bowling Green Road
Hinckley

Bowling Green Road
Hinckley LE10 1EX

for sale offers in the region of
£260,000



Property Description

Connells are pleased to present this charming 3 Bedroom Detached Home - A Lovely Space for Family Living.

If you're looking for a home that offers comfort, space, and a great place to enjoy the outdoors.

Three comfortable bedrooms, great for families, guests, or even that home office you've always wanted.

Off-road parking, your own driveway makes coming home stress-free every time. Fantastic large enclosed rear garden.

A brilliant space for children to play, pets to explore, summer BBQs, or simply relaxing in the sunshine.

Bright and inviting living spaces. A cosy lounge and plenty of natural light give this property a warm and homely feel. Kitchen and bathroom. Fresh, practical, and ready for everyday living.

Set in a friendly residential area with good access to local shops, schools, and transport links, this home is ideal for a wide range of buyers.

This delightful three-bedroom detached property could be just what you've been searching for!

Ground Floor

Upon entering the property, you are welcomed into a central entrance hallway which provides access to the main ground floor accommodation and the staircase rising to the first floor.

To the front of the property sits dining room, a bright and versatile lounge to the rear ideal for both everyday living and entertaining.

Leading on from the hallway is the fitted kitchen, offering a practical layout with ample worktop and cupboard space. Adjacent to the kitchen is a useful ground floor WC/utility room, adding convenience for guests and day-to-day family life.

First Floor

To the first floor, the landing gives access to three well-proportioned bedrooms. Bedrooms one and two are a comfortable double room, while bedroom three is also well sized and suitable for family members, guests, or home office use. Completing the first floor is a family bathroom.

Outside

To the front of the property is a driveway, providing off-road parking.

To the rear, the property benefits from a well-sized garden, featuring a patio area ideal for outdoor seating and entertaining, with the remainder laid mainly to lawn.

Location

Ideally positioned just a short walk from Hinckley town centre. The property is perfectly suited to families, professionals, or investors looking for a centrally located home with excellent amenities close by.

Walking distance to Hinckley town centre, supermarkets, cafés and restaurants. Close to Hinckley Leisure Centre, parks and green spaces. Well placed for local schools and everyday amenities. Excellent commuter access via the A47, A5 and M69. Easy access to Hinckley railway station and regular bus routes. A highly convenient location for both owner-occupiers and tenants.









Total floor area 84.5 m² (910 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

Connells

To view this property please contact Connells on

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88 Castle Street
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/HIN313709



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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