



**Connells**  
connells.co.uk 01455 230 222  
**FOR SALE**

**Connells**

Forest Road  
Hinckley





### Property Description

Three bedroom property with additional benefit of approved planning for a further three bedroom property.

This stunning property offers not only an amazing three bedroom home but the potential for expansion or investment opportunity, being offered for sale with approved planning permission to build a three bedroom property on the plot (see attached drawings).

The current property briefly comprises to the ground floor of an entrance hallway, lounge, dining room, kitchen and bathroom and store area. To the first floor there are three good sized bedrooms and a shower room. The property sits in a prime location, close to local amenities and benefits from a driveway with parking for multiple vehicles.

Don't miss out on this rare opportunity contact us now to arrange a viewing and review the approved development plans.

### Entrance Hallway

Door to front elevation, stairs off to the first floor.

### Lounge

Having fireplace with hearth and wooden surround, laminate flooring, radiator and double glazed window to front elevation. With

opening through to the dining room.

### Dining Room

Having fireplace with hearth and wooden surround, continued laminate flooring, radiator, wall light points, double glazed French doors to the rear elevation and internal door to kitchen.

### Kitchen

Having a range of wall and base units with working surface over, stainless steel sink and drainer with mixer tap, single oven and gas hob with extractor hood above, built-in microwave and space for fridge freezer. Radiator and tiled flooring. Two double glazed windows to the side elevation and door to the store area. Access to bathroom.

### Bathroom

A white suite comprising panel bath with shower over and shower screen, vanity hand wash basin and WC, with three cupboards below. Ceramic tiled walls and tiled flooring. Storage cupboard. Obscure double glazed window to the side elevation.

### Store Area

Doors to the front, rear and side elevations.

## First Floor Landing

Giving access to the first floor accommodation.

## Bedroom One

Having double glazed window to the front elevation, carpet flooring, radiator and fitted corner wardrobe unit.

## Bedroom Two

Having double glazed window to the rear elevation, fitted wardrobes, radiator and carpet flooring.

## Bedroom Three

Having double glazed window to the rear elevation, radiator and carpet flooring.

## Shower Room

A white suite comprising corner shower cubicle, vanity hand wash basin, with two cupboards below and a WC, partly ceramic tiled walls and tiled flooring. Double glazed window to the front elevation.

## To The Outside

To the front of the property there is hard standing for multiple vehicles.

The rear garden is mainly laid to lawn with paved patio area and pathway leading to the rear of the garden. Fenced boundary with shrubbery.

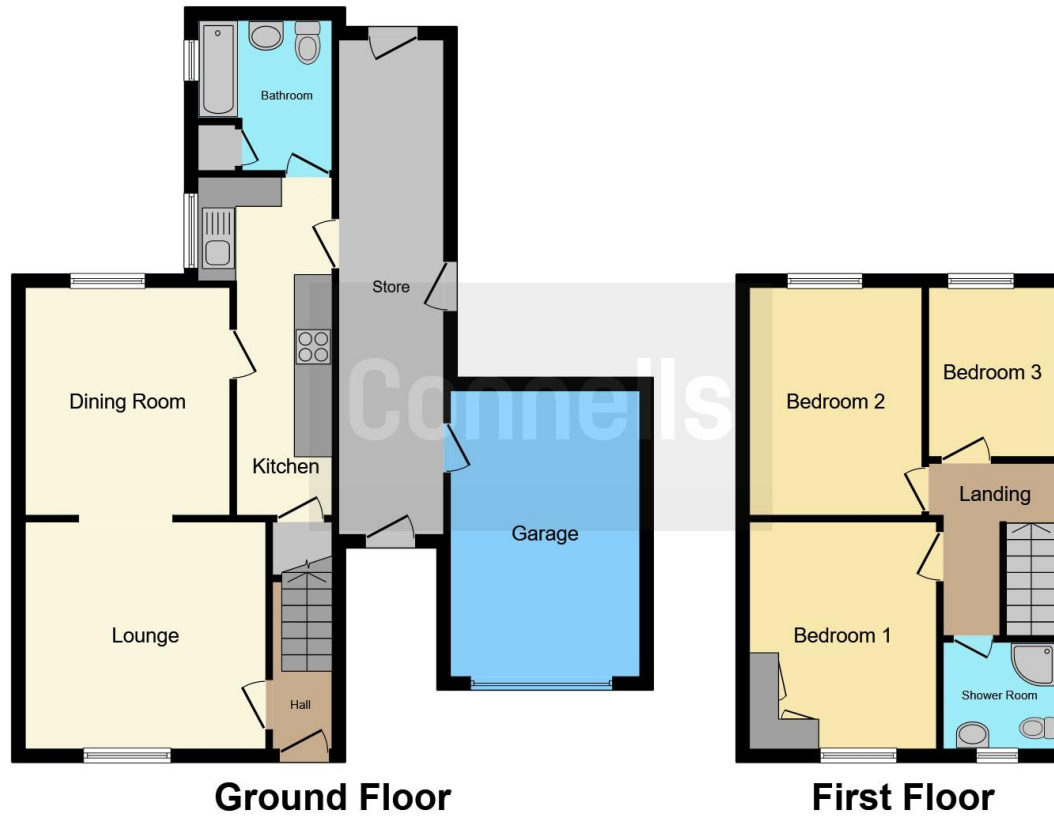












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**

**view this property online [connells.co.uk/Property/HIN312154](http://connells.co.uk/Property/HIN312154)**

Tenure: Freehold



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