





## Property Description

Well-Presented Home in a Quiet Residential Cul-de-Sac

Situated at the end of a peaceful cul-de-sac in a popular residential area of Hinckley, offers comfortable, well-proportioned accommodation ideally suited to first-time buyers, families, downsizers or investors.

The property enjoys a quiet setting while remaining conveniently close to local amenities and transport links.

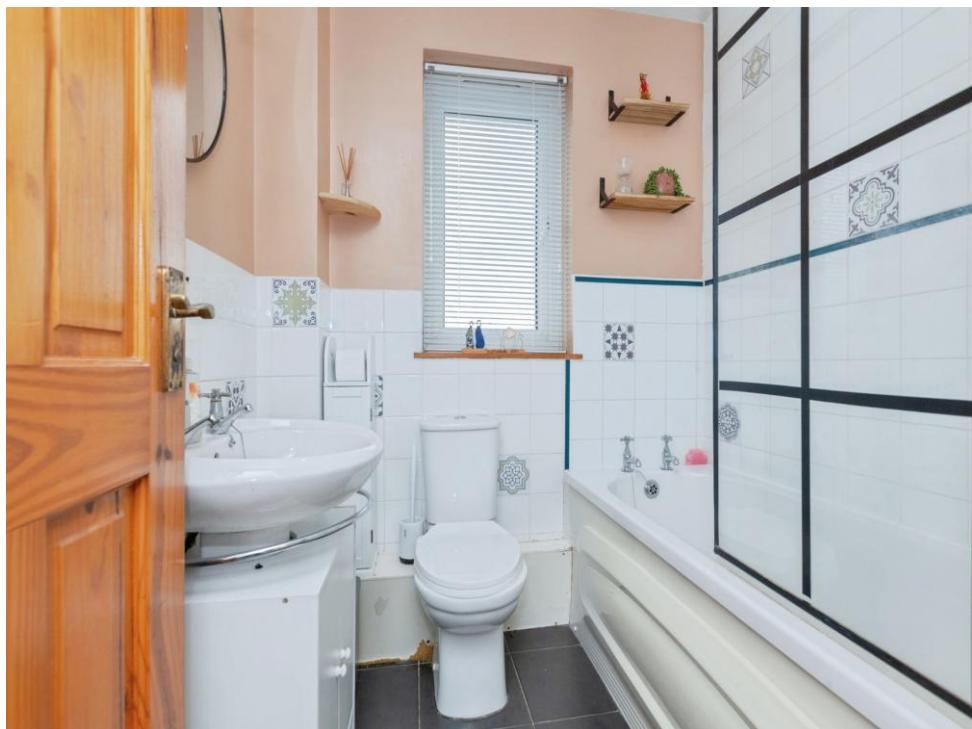
Located within a quiet cul-de-sac in a well-established residential neighbourhood. Close to local shops, schools and everyday amenities. Easy access to Hinckley town centre, offering supermarkets, cafés, restaurants and leisure facilities.

Excellent commuter links via the A47, A5 and M69, connecting Leicester, Coventry and Birmingham. Nearby bus routes and convenient access to Hinckley railway station. Close to parks and green spaces, ideal for families and outdoor enjoyment.

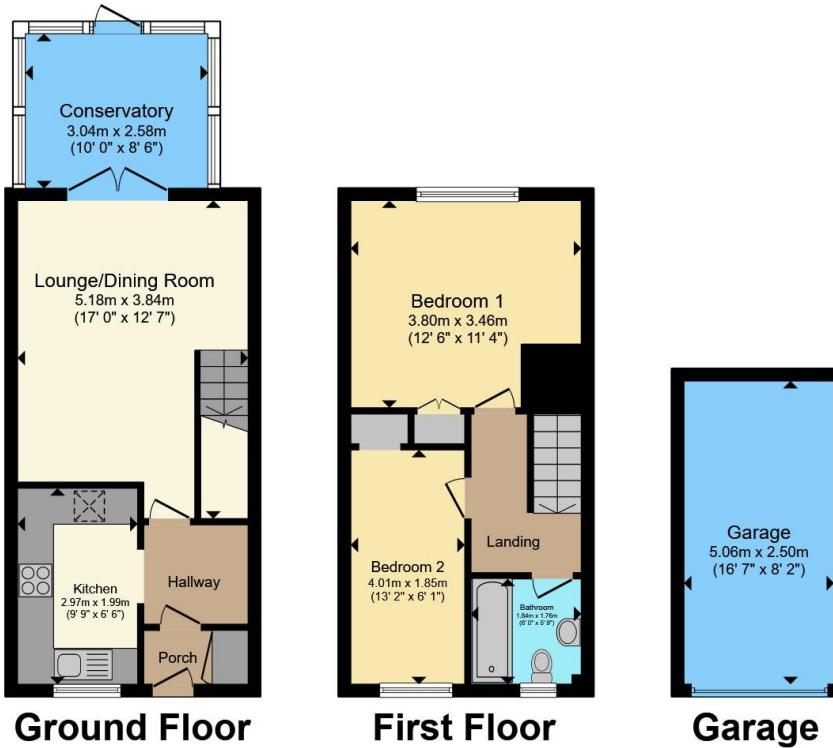
Fantastic opportunity to purchase a well-located home offering comfort, privacy and everyday convenience.

Early viewing is highly recommended.









Total floor area 83.1 m<sup>2</sup> (894 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: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/HIN313740](http://connells.co.uk/Property/HIN313740)**



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.

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