



**Connells**

Netherley Road  
Hinckley

Netherley Road  
Hinckley LE10 0RF

for sale offers over  
**£240,000**



### Property Description

Set within a well-established residential area of Hinckley, this attractive property provides generous living space, a practical layout, and excellent access to both local amenities and travel routes.

Perfect for families or those seeking a comfortable home close to town, it combines convenience with a welcoming community setting.

Within easy reach of Hinckley town centre, offering shops, supermarkets, restaurants, and leisure facilities. Excellent choice of local primary and secondary schools, making it an ideal family location.

Nearby Hinckley railway station provides direct links to Leicester, Birmingham and beyond. Great road access via the A5, M69, M1 and A47, making it perfect for commuters. Local parks, green spaces, and leisure facilities all within close proximity.

A fantastic opportunity to secure a well-located home in one of Hinckley's most popular areas - ideal for families, professionals, or first-time buyers.





## Ground Floor

### Hallway

12' 1" x 5' 1" ( 3.68m x 1.55m )

Featuring a double panel radiator, hard-wired smoke alarm, staircase rising to the first floor with white spindle balustrades, and a handy under-stairs storage cupboard housing the meters and consumer unit. Stylish white panel interior doors lead to:

### Lounge

13' x 10' 3" ( 3.96m x 3.12m )

Includes a striking full-height chimney breast and media wall with a remote-controlled living flame glass-effect electric fire. Recess designed for a flat-screen TV, power sockets, and double panel radiator.

### Open-Plan Kitchen/Dining Room

16' 7" x 12' 4" ( 5.05m x 3.76m )

Fitted with a modern selection of gloss grey kitchen units with soft-close doors. Features an inset stainless steel single drainer sink with mixer tap and double base unit below, along with additional floor cupboards and a four-drawer unit. Contrasting grey roll-edged work surfaces include an inset four-ring ceramic hob, single fan oven with grill, stainless steel extractor above, and tiled splashbacks. Matching wall cupboards, one housing the Gloworn gas condensing combi boiler. Integrated appliances include washing machine and dishwasher. A full-height brick fireplace with grey coal-effect electric stove provides a feature point. Double panel radiator and UPVC SUDG door opening onto the rear garden.

## First Floor

### Bedroom One

11' 1" x 10' 1" ( 3.38m x 3.07m )

Fitted with radiator and window to the front.

### Bedroom Two

12' 1" x 10' 1" ( 3.68m x 3.07m )

Fitted with radiator and window to the rear.

### Bedroom Three

5' 8" x 6' 8" ( 1.73m x 2.03m )

Fitted with radiator and window to the front.

### Bathroom

6' 3" x 5' 8" ( 1.91m x 1.73m )

Appointed with a white suite comprising a Victorian-style claw-foot bath with rain shower and handheld attachment above, glass shower screen to the side, and vanity sink unit with gloss grey double cupboard beneath. Low-level WC, contrasting PVC decorative wall panels, chrome heated towel rail, and extractor fan.

### Outside

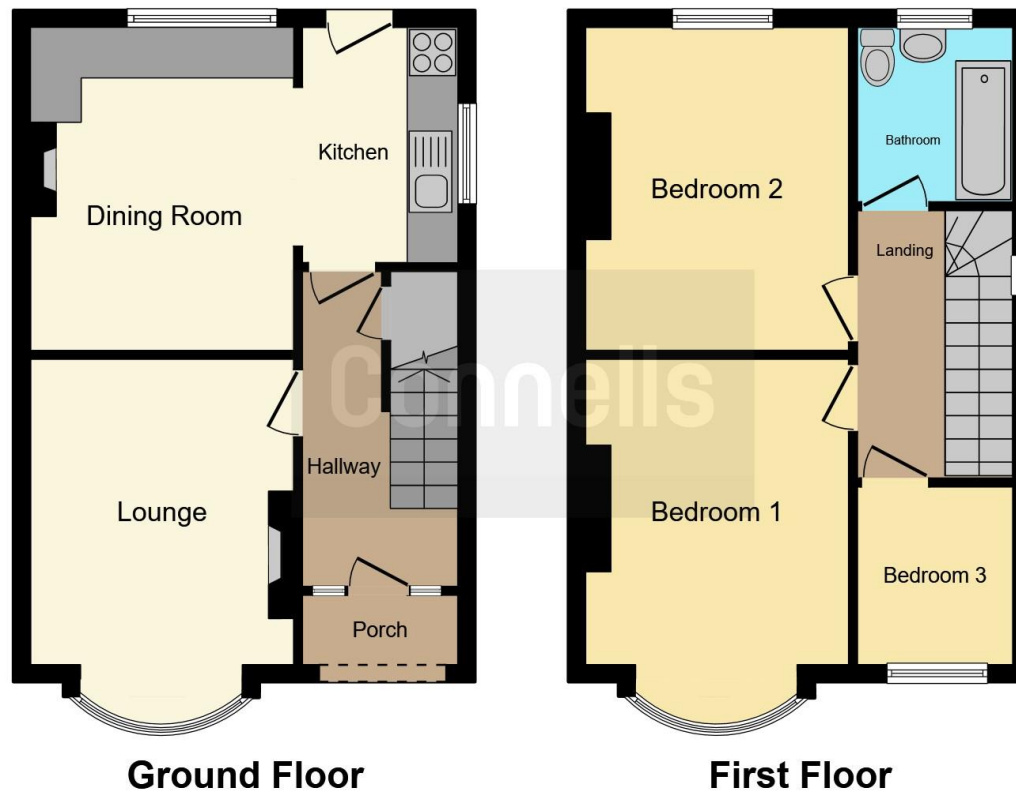
The property sits nicely back from the road with a full-width block paved and decorative stone driveway at the front. A wide pathway runs down the side via a timber gate to the fully enclosed rear garden, which includes a full-width paved patio adjoining the house, leading onto the garden area beyond. Attached to the back of the property is a brick-built WC with white low-level toilet and wall light. An exterior light is also fitted to the rear of the house.











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.focalagent.com](http://www.focalagent.com)

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: B

Tenure: Freehold

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Property Ref: HIN313566 - 0006