



Connells

Paris Close
Hinckley



Property Description

Modern Home in a Quiet Cul-de-Sac Location

Tucked away in a peaceful cul-de-sac setting, offers well-presented and practical accommodation ideal for first-time buyers, families, downsizers or investors.

The property combines a quiet residential position with excellent access to Hinckley town centre, local schools and major transport links.

Close to local shops, schools and everyday amenities. Within easy reach of Hinckley town centre, offering supermarkets, cafés, restaurants and leisure facilities.

Excellent commuter links via the A47, A5 and M69, connecting Leicester, Coventry and Nuneaton. Convenient access to Hinckley railway station and nearby bus routes. Close to parks and green spaces for outdoor enjoyment.

Fantastic opportunity to secure a well-located home offering comfort, privacy and everyday convenience. Early viewing is highly recommended.



Ground Floor

With bright and spacious open-plan lounge/dining room with French doors opening onto the rear garden, allowing for plenty of natural light. A great space for both relaxing and entertaining, with ample room for lounge and dining furniture.

Well-equipped kitchen fitted with a range of wall and base units, worktops, stainless steel sink with drainer, gas hob with electric oven and dishwasher and washing machine. Window to the front aspect providing natural light.

Downstairs cloakroom/WC fitted with a low-level WC and wash hand basin.

First Floor

The main bedroom is a well-proportioned with a rear-facing double-glazed window and radiator, and benefits from its own en-suite shower room fitted with a shower cubicle, wash hand basin and WC.

Bedroom two is a good-sized room with a front-facing double-glazed window, radiator and useful built-in storage cupboard. Bedroom three is a versatile single room, also with a front-facing double-glazed window and radiator.

Completing the accommodation is the family bathroom, fitted with a white suite comprising a bath with mixer taps and shower attachment, wash hand basin and WC, along with tiled flooring and a side-facing double-glazed window.

Outside

To the rear is an enclosed garden designed for low maintenance, featuring artificial grass and patio area - ideal for outdoor seating and entertaining. With driveway to the front.

Agent's Note

This property is currently under shared ownership in conjunction with Stonewater Housing Association who have criteria for any purchase. The advertised

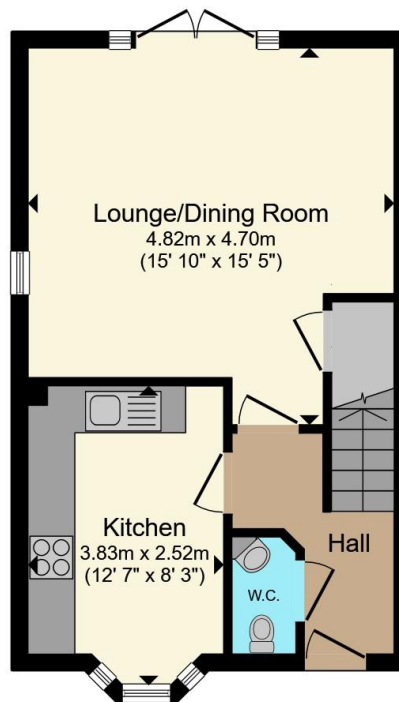
price is for the sellers 40% share. £316.81 per month is paid to the Housing Association as rent for the retained share. Service Charge is £21.69; Ground Rent is £295.12. Please

contact with Stonewater Housing Association for guidance on purchase requirements. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability before proceeding.

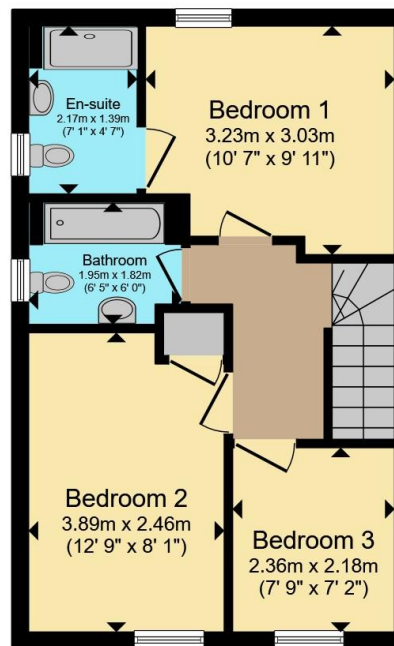








Ground Floor



First Floor

Total floor area 72.8 m² (784 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



To view this property please contact Connells on

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

Tenure: Freehold

view this property online connells.co.uk/Property/HIN313787



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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