



**Connells**

The Willow Mill Lane  
Wolvey Hinckley



### Property Description

Tucked away along the tranquil and picturesque Mill Lane in the sought-after village of Wolvey, The Willow offers an idyllic countryside setting with the benefit of excellent access to nearby towns and transport routes.

This charming Leicestershire village is a hidden gem-ideal for those seeking a peaceful lifestyle surrounded by open countryside, without sacrificing everyday convenience.

Wolvey boasts a welcoming community feel and offers essential amenities including a village shop, post office, popular local pubs, and a highly regarded primary school. For a wider range of shopping and leisure options, Hinckley, Nuneaton, and Rugby are all within easy reach.

The area is exceptionally well connected. The A5, M69, and M6 are just minutes away, offering direct routes to Coventry, Leicester, and Birmingham-making this a great location for commuters. Rail connections are also accessible via nearby towns, with services to London and the wider Midlands.

Nature lovers will appreciate the scenic walking and cycling routes nearby, along with the peaceful rural surroundings that give this location its timeless appeal.

The Willow offers a rare opportunity to enjoy the best of village living in one of Leicestershire's most desirable rural settings, while staying closely connected to the wider region.

### Entrance Hallway

11' 1" x 23' 3" ( 3.38m x 7.09m )

### Living Room

16' 2" x 16' 3" ( 4.93m x 4.95m )

With carpet floor and windows to the front and rear.

### Garden Room

17' 6" x 26' 11" ( 5.33m x 8.20m )

A bright room filled with natural light, having 5 bi-fold doors opening out to the garden and skylight windows.

### Kitchen/Breakfast Room

15' 1" x 16' 3" ( 4.60m x 4.95m )

Fully fitted kitchen with a range of wall and base units, sink unit with window over, integrated appliance. With lunch table area and utility room.

### Utility Room

13' 2" x 6' 2" ( 4.01m x 1.88m )

With a range of wall and base units, plumbing for washing machine and tumble dryer.

### Bedroom 1

13' 3" x 21' 2" ( 4.04m x 6.45m )

Good-sized room with carpet floor, fitted wardrobes and double-glazed windows.

### En-Suite

8' 9" x 4' 5" ( 2.67m x 1.35m )

Fully tiled having a walk-in shower, wash hand basin and toilet.

### Bedroom 2

15' 2" x 10' 9" ( 4.62m x 3.28m )

With carpet floor, fitted wardrobe and double-glazed window.

### Bedroom 3

8' 9" x 12' 9" ( 2.67m x 3.89m )

With carpet floor, fitted wardrobe and double-glazed window.

### Bathroom

10' 4" x 5' 8" ( 3.15m x 1.73m )

Fully tiled having a bath with window over, wash hand basin, toilet and towel radiator.









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)

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**T 01455 230523**  
**E [hinckley@connells.co.uk](mailto:hinckley@connells.co.uk)**

88 Castle Street  
HINCKLEY LE10 1DD

EPC Rating: C Council Tax  
Band: E

Tenure: Freehold

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