



**Connells**

Island Close  
Hinckley



### Property Description

Located in a quiet residential cul-de-sac just moments from Hinckley town centre, offers the perfect blend of peaceful surroundings and everyday convenience.

Ideal for families, first-time buyers, or those seeking a low-maintenance lifestyle, this well-positioned home is tucked away while still being close to everything you need.

Hinckley town centre is just a short walk away, offering a wide range of shops, supermarkets, cafes, restaurants, and local services. The popular Crescent Shopping Centre adds further choice, including a cinema, fitness facilities, and high street names.

Commuters will appreciate the excellent transport links-Hinckley train station is nearby with direct services to Leicester, Birmingham, and beyond, while the A5, M69, and M1 offer strong road connections across the Midlands.

Families will benefit from access to reputable schools and a choice of green spaces such as Argents Mead, Hollycroft Park, and the scenic Burbage Common.

With its quiet cul-de-sac location, proximity to the town centre, and excellent travel links, this property is a fantastic option for buyers seeking comfort, convenience, and a great location in Hinckley.



## Entrance Hallway

17' 8" x 11' 1" ( 5.38m x 3.38m )

With carpet floor, radiator and storage cupboard.

## Lounge/Diner

22' 2" x 12' 6" ( 6.76m x 3.81m )

Good-sized lounge with dining area providing an access to the rear garden. Having a carpet floor, radiator, fireplace and sliding door to the conservatory.

## Kitchen

13' 11" x 11' 6" ( 4.24m x 3.51m )

Fully fitted kitchen with a range of wall and base units, sink unit with window over. With integrated appliance and plumbing for dishwasher.

## Conservatory

19' 8" x 7' 2" ( 5.99m x 2.18m )

## Bedroom 1

11' 8" x 10' 6" ( 3.56m x 3.20m )

Front bedroom with bay-window, fitted wardrobes, carpet floor and radiator.

## Bedroom 2

11' 1" x 9' 6" ( 3.38m x 2.90m )

Front bedroom with bay-window, built-in wardrobes, carpet floor and radiator.

## Bedroom 3

10' 8" x 8' 3" ( 3.25m x 2.51m )

With carpet floor, radiator and window to the side.

## Bathroom

6' 6" x 6' 3" ( 1.98m x 1.91m )

Having a bath with shower over, wash hand basin and toilet. With towel radiator and window to the side.

## Garage

17' 2" x 9' 8" ( 5.23m x 2.95m )

With power & lighting.

## Outside

Having a large driveway to the front leading to the garage. And front lawn area.

The rear aspect has paved patio and seating area with a good-sized well-maintained garden. With laundry room and outside toilet.









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

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

88 Castle Street  
 HINCKLEY LE10 1DD

EPC Rating: E    Council Tax  
 Band: D

Tenure: Freehold

**[view this property online \[connells.co.uk/Property/HIN313095\]\(http://www.connells.co.uk/Property/HIN313095\)](http://www.connells.co.uk/Property/HIN313095)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HIN313095 - 0007