



Not for marketing purposes INTERNAL USE ONLY

Hurst Road  
Hinckley



### Property Description

Well-Located Home Close to Hinckley Town Centre

Conveniently positioned on Hurst Road, offers well-presented and practical accommodation ideal for first-time buyers, professionals, downsizers or investors. The property benefits from comfortable living space and a location within easy reach of Hinckley town centre, local amenities and excellent transport links.

Situated in a convenient and established residential area. Within easy reach of Hinckley town centre, offering supermarkets, cafés, restaurants and leisure facilities.

Close to local schools, parks and everyday amenities. Excellent commuter access via the A47, A5 and M69, connecting Leicester, Coventry and Nuneaton. Convenient access to Hinckley railway station and local bus routes.

Well-located home offering comfort, convenience and strong commuter connections.

Early viewing is highly recommended.



## Ground Floor

The property is entered via a front porch leading into the kitchen, which is fitted with units, sink and electric oven with extractor fan. From here, the hallway provides access to a ground floor W.C., a useful study, and the dining room, ideal for family meals or entertaining. To the rear of the property is a bright and spacious lounge, enjoying plenty of natural light and overlooking the garden.

## First Floor

Upstairs, the first-floor landing leads to three well-proportioned bedrooms along with a family bathroom fitted with a bath, wash hand basin and W.C.



## Outside

Externally, the property benefits from a turfed rear garden with a shed, offering a pleasant outdoor space to relax or entertain. And gated driveway to the front.







Total floor area 108.7 m<sup>2</sup> (1,170 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

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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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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.

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