



**Connells**

Teign Bank Road  
Hinckley



### Property Description

Situated within a popular residential area of Hinckley, a well-proportioned two-bedroom home offering bright, versatile living space and an impressive rear garden.

The property is entered via a welcoming hallway which leads through to a generous lounge, enjoying good natural light and ample space for both living and dining furniture.

To the rear, the home benefits from a modern kitchen/dining room, providing a practical layout with fitted units, work surfaces and room for a dining table. This space flows seamlessly into a conservatory, creating an additional reception area that overlooks the garden and is ideal for year-round use.

To the first floor, there are two well-sized bedrooms, including a particularly spacious main bedroom. The accommodation is completed by a family bathroom, fitted with a bath, WC and wash hand basin.

Externally, the property boasts a large rear garden, mainly laid to lawn and offering excellent outdoor space for families, entertaining or further landscaping potential. The front and side aspects provide a pleasant front garden together with off-road parking.

This home is well suited to first-time buyers, downsizers or buy-to-let investors, and is conveniently located for local amenities, schools and transport links.



## Ground Floor

The ground floor comprises a welcoming entrance hallway, a spacious lounge to the front of the property, and a kitchen/dining room to the rear. The kitchen provides good storage and dining space and leads directly into a conservatory overlooking the garden.

## First Floor

Upstairs offers two well-proportioned bedrooms, including a generous main bedroom, along with a family bathroom fitted with a bath, WC and wash basin.

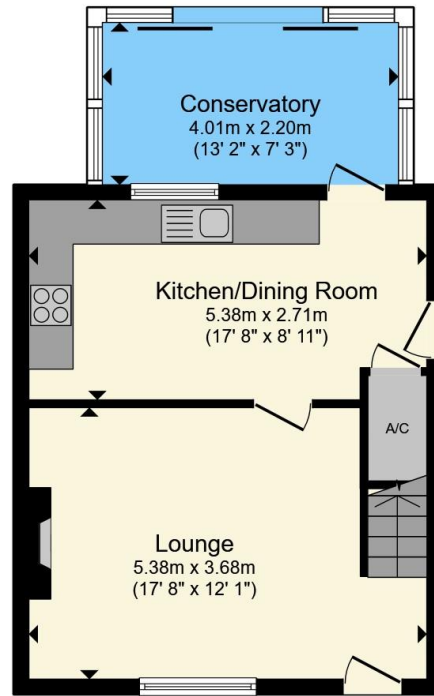
## Outside

Outside, the property benefits from a large rear garden, mainly laid to lawn, offering excellent outdoor space. The property benefits from front and side aspects, offering a front garden and off-road parking.

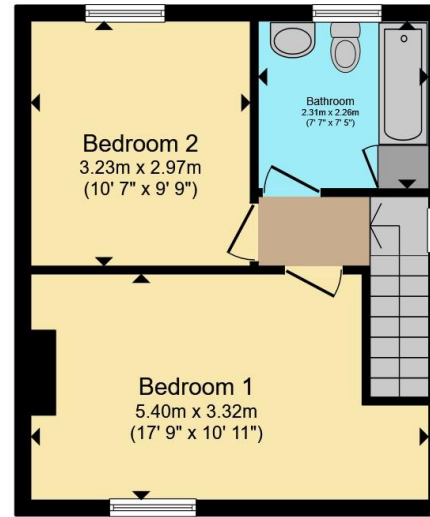








**Ground Floor**



**First Floor**

Total floor area 79.4 m<sup>2</sup> (855 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)



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

Tenure: Freehold

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