



16 Gainsborough Avenue

, Hinckley, LE10 0JB

£890 Per Calendar Month



A well appointed, three bedroomed semi-detached house built by the reputable JS Bloor homes. The property has the benefit of UPVC double glazing, gas fired central heating, Victorian style conservatory, garage, enclosed rear garden, double width driveway,



Canopy porch

Reception hall

1.95m max 1.17m min x 1.25m max 0.87m min(6'5" max 3'10" min x 4'1" max 2'10" min)
Having easy tread staircase to first floor, UPVC double glazed window, central heating radiator,

Attractive lounge (front)

4.16m max 2.81m min x 3.68m max 3.27m min (13'8" max 9'3" min x 12'1" max 10'9" min)
Having UPVC double glazed picture window, double central heating radiator, t.v aerial point, power points.

Attractive dining room (rear) 10'2" x 7'11" (3.09 x 2.42)

Having cushion wooden laminate flooring, double central heating radiator, feature archway, UPVC double glazed French doors leading to:

Conservatory

3.38m max 2.75m min x 1.95m max 0.88m min (11'1" max 9' min x 6'5" max 2'11" min)
Having UPVC double glazed French doors, multi-pitched double glazed roof , electric panel heater, cushion wooden laminate floor,

Kitchen (rear) 10'0" x 7'1" (3.04 x 2.16)

Having stainless steel sink unit, range of base and wall units comprising five base units and five wall units, associated bevel edged work surfaces, split level ceramic hob and electric fan assisted oven, extractor hood, fitted fridge, hot and cold plumbing for washing machine, cushion wooden laminate floor, attractive wall panelling, textured ceiling, UPVC double glazed door, central heating radiator.

First floor landing 9'0" x 5'10" (2.74 x 1.77)

Having UPVC double glazed window, roof void access, power points.

Modern fully tiled bathroom (rear) 6'5" x 5'6" (1.95 x 1.68)

Having full suite in white comprising panelled bath with electric shower, pedestal wash hand basin, low flush w.c, tiled effect floor, chrome ladder style central heating radiator, obscure UPVC double glazed window, shaver point.

Bedroom 1 (rear)

3.58m max 1.76m min 2.85m max 2.61m min (11'9" max 5'9" min x 9'4" max 8'7" min)
Having cushion wooden laminate floor, UPVC double glazed picture window, power points, central heating radiator.

Bedroom 2 (front)

3.78m max 0.75m min x 2.86m max 2.53m min (12'5" max 2'6" min x 9'5" max 8'4" min)
Having cushion wooden laminate floor, UPVC double glazed window, central heating radiator, power points.

Bedroom 3 (front) 9'3" x 6'11" (2.83 x 2.10)

Having central heating radiator, UPVC double glazed window, cushion wooden laminate floor, airing cupboard of.

Outside

Having enclosed lawned rear garden with feature decking, lawn, paved patio, water tap, gated side access.
Front garden with double width driveway, lawn.

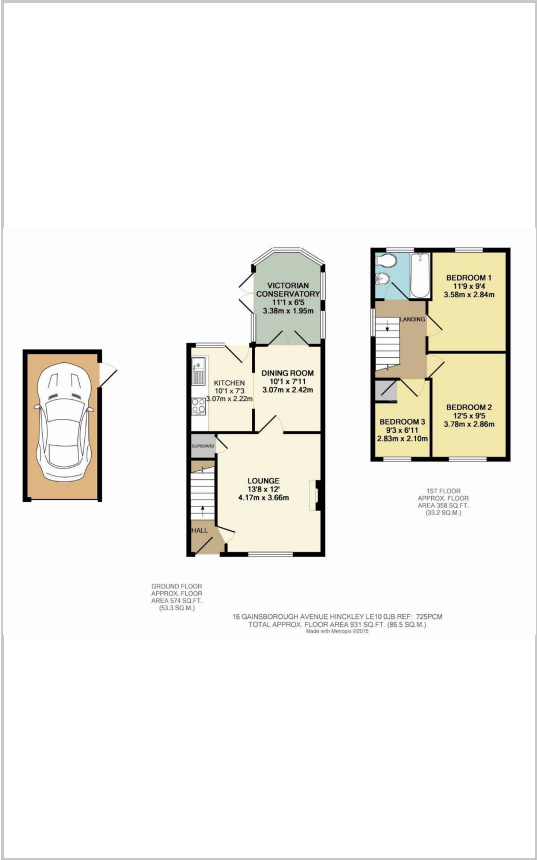
Garage 16'7" x 8'5" (5.06 x 2.57)

Having up and over door, light and power, storage to roof void.

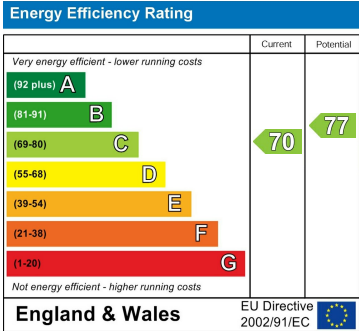
Area Map



Floor Plans



Energy Efficiency Graph



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