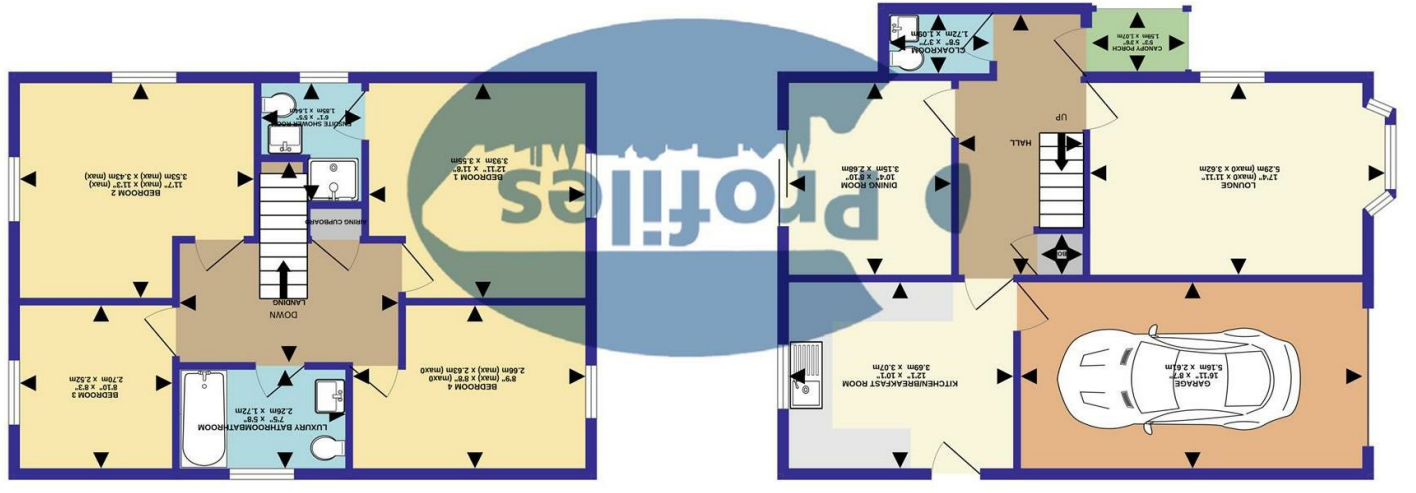


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18 GAINSBOROUGH AVENUE HINCKLEY LE10 0JB REF: CGB28072023300000IRO  
 TOTAL FLOOR AREA: 1253 sq.ft. (116.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR (55.8 sq.m.) approx.

GROUND FLOOR (60.5 sq.m.) approx.



Independent Estate Agents  
 Surveyors, Valuers and  
 Letting Agents



Profiles Estate Agents

18 Gainsborough Avenue, Hinckley, LE10 0JB  
 Offers In The Region Of £325,000



# 18 Gainsborough Avenue, Hinkley, LE10 0JB

Offers In The Region Of £325,000

A modern tastefully decorated 4 bedroom, 2 bathroom well appointed family detached house, occupying a corner commanding position and forming part of a popular residential location. The property is conveniently located close to all local amenities and accessible for commuting to all major road links such as the A5, M69, M1 and M6. Additional benefits of modern fitted breakfast kitchen, luxury bathroom, bedroom 1 with en suite shower, PVCu double glazed, full gas central heating, brand new 'Worcester' boiler fitted Dec 2023. PVCu fascia and soffits, 2 reception rooms, enclosed walled rear garden, driveway with parking for 3 cars and garage. VIEWING ESSENTIAL.

## Canopy porch

Reception hall  
16'4" (max) x 5'7"  
Essay tread stair case to the first floor, laminate floor, obscure composite double glazed door, smoke alarm, covering and understairs cupboard,

## Guest cloakroom

5'7" x 3'6"  
Laminate floor, wash hand basin in vanity unit with base door finished in high gloss and obscure PVCu double glazed window.

## Attractive dining room (rear)

10'4" x 8'10"  
PVCu double glazed sliding patio doors and radiator.

## Spacious lounge (front)

17'4" (into bay) x 11'10"  
Walkin PVCu double glazed bay window, PVCu double glazed side window, ladder style radiator, electric fire in an attractive surround with marble hearth and coving.

## Modern fitted kitchen (rear)

12'1" x 10'0"  
Composite sink, range of attractive base and wall units (& base and 5 wall) finished in 'high gloss', associated contracting work surfaces, split level gas hob, electric (fan assisted) double oven, extractor hood (ducted), plumbing for a washing machine and dishwasher, laminate floor, PVCu double glazed window, obscure PVCu double glazed door, double radiator, door to the garage and ceramic wall tiling.



## First floor landing

10'7" (max) x 9'3" (max)  
Laminate floor, PVCu double glazed window and radiator.

## Bedroom 1 (front)

12'10" x 11'7"  
PVCu double glazed window and radiator.

## Bedroom 3 (rear)

9'6" x 8'4"  
PVCu double glazed window, laminate floor and radiator.

## Bedroom 4 (front)

8'8" (max) x 8'7" (max).  
PVCu double glazed window and radiator.

## Modern luxury bathroom (side)

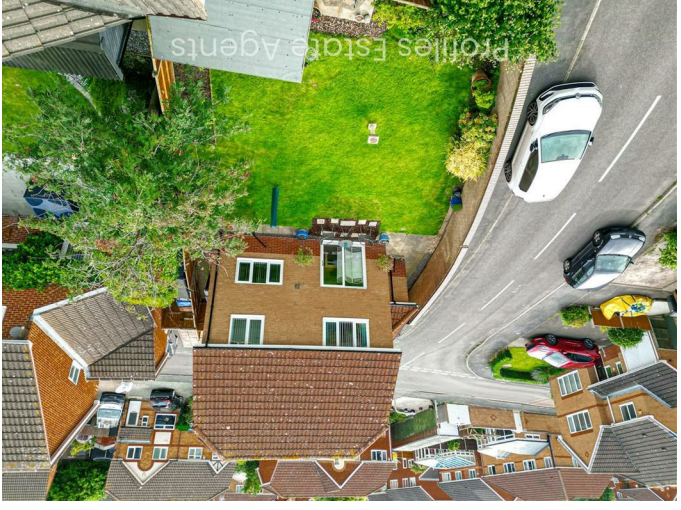
7'4" x 5'7"  
Full suite, panel bath with chrome mixer shower, wash hand basin in vanity unit with a range of base units finished in high gloss white, low flush wc with concealed cistern, ceramic tiled floor, obscure PVCu double glazed window, downlights to the ceiling, shaver point and extractor fan.

## Outside

Low maintenance front garden, with double width driveway and double gated access to enclosed rear garden.  
Lawned side garden.

## En-suite shower (side)

6'0" x 5'4"  
Fitted shower cubicle with chrome mixer shower, wash hand basin in vanity unit with two base doors, low flush wc, chrome ladder style radiator and extractor fan.



Enclosed walled rear garden with established lawn, garden shed and water tap.

## Garage

16'11" x 7'1"  
Up and over door, a wall mounted 'Glow Worm' gas fired boiler, light and power points.