



16 Gainsborough Avenue

, Hinckley, LE10 0JB

Offers In The Region Of £265,000



A well appointed, three bed roomed, deceptively spacious semi-detached house built by the reputable JS Bloor homes. The property has the benefit of PVCu double glazing, gas fired central heating, Victorian style conservatory, bathroom with shower, attractive lounge, separate dining room, fitted kitchen, garage, enclosed rear garden, double width driveway and garage.

Ideally located close to all local amenities, including local shops, schools and regularly public transport services. All major road links such as the A5, M69, M1 and M6 are within commuting distance of the property.

MUST BE VIEWED.

NO CHAIN.



Canopy porch

With outside light point.

Reception hall 6'10" x 4'1" (2.10 x 1.25)

Staircase to first floor, PVCu double glazed window and radiator,

Attractive lounge (front) 13'7" x 12'0" (4.16 x 3.68)

PVCu double glazed window, radiator and covered ceiling.

Separate dining room (rear) 10'1" x 7'11" (3.09 x 2.42)

Laminate flooring, radiator, archway and PVCu double glazed French doors.

Victorian conservatory 11'1" *max) x 6'4" (max) (3.38 *max) x 1.95 (max)

PVCu double glazed French doors, multi-pitched double glazed roof, electric panel heater and laminate floor,

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

Stainless steel sink unit, range of base and wall units (five base and five wall), associated bevel edged work surfaces, split level ceramic hob and electric fan assisted oven, extractor hood, fitted fridge, plumbing for washing machine, laminate floor, PVCu double glazed door, PVCu double glazed window and radiator.

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

PVCu double glazed window, roof void access and smoke alarm.

Modern fully tiled bathroom (rear) 5'7" x 6'7". (1.72 x 2.02.)

Full suite in white comprising panelled bath with electric shower, pedestal wash hand basin, low flush w.c, tiled effect floor, chrome ladder radiator, obscure PVCu double glazed window and shaver point.

Bedroom 1 (rear) 11'8" x 8'6" (3.56 x 2.61)

Wooden laminate floor, PVCu double glazed window and radiator.

Bedroom 2 (front) 11'10" x 8'4". (3.62 x 2.55.)

Laminate floor, PVCu double glazed window and radiator.

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

Radiator, PVCu double glazed window, laminate floor and airing cupboard.

Outside

Front garden with double width driveway.

Enclosed lawned rear garden with paved patio, water tap and gated side access.

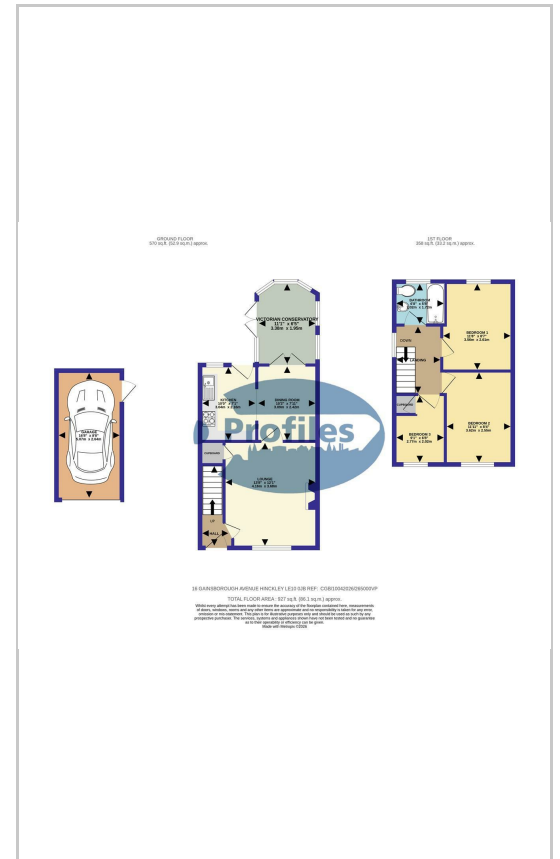
Detached garage 16'7" x 8'7" (5.07 x 2.64)

Up and over door, boarded roof void with power and light.

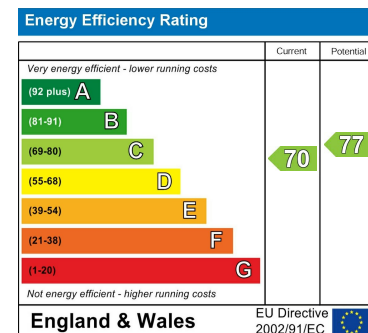
Area Map



Floor Plans



Energy Efficiency Graph



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28-30 New Buildings, Hinckley, Leicestershire, LE10 1HW

Tel: 01455 613555 Email: profilesea@aol.com <https://www.profiles-estates.co.uk>