



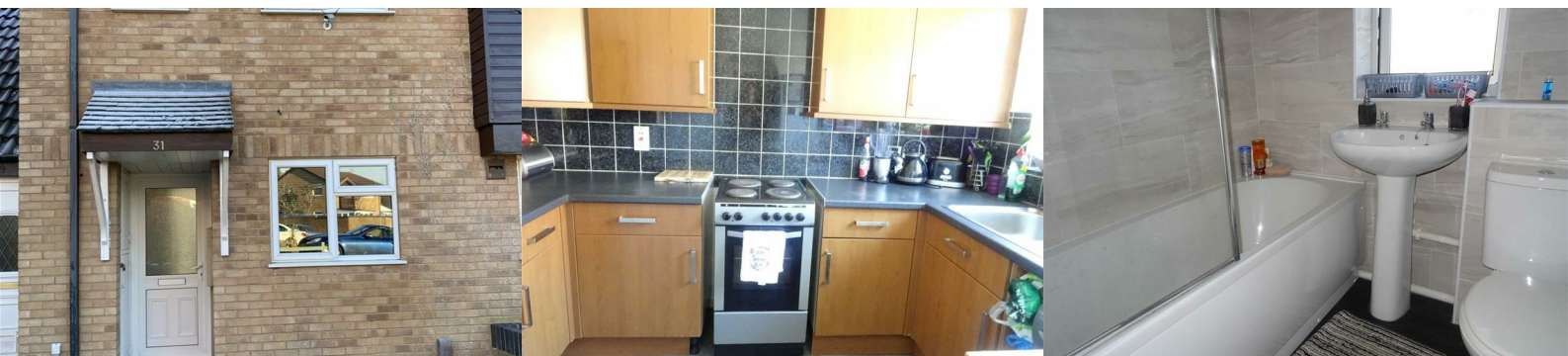
## 31 Stirling Avenue

, Hinckley, LE10 0SU

£700 Per Calendar Month



A two double bed roomed mid town house with driveway to rear for two cars. The property has the benefit of UPVC double glazing, gas fired central heating, **MUST BE VIEWED.**



### Recess porch 3'1" x 2'8" (0.95 x 0.81)

Having integral brick bin store.

### Reception hall 5'7" x 4'4" (1.69 x 1.32)

Having obscure UPVC double glazed door, central heating radiator.

### Kitchen (front) 10'0" x 6'9" (3.05 x 2.05)

Having UPVC double glazed window, stainless steel sink unit, range of base and wall units comprising four base units and five wall units, associated work surfaces, plumbing for washing machine, power points.

### Attractive lounge /dining room (rear)

5.11m max 4.48m min x 3.80m max 2.70m min (16'9" max 14'8" min x 12'6" max 8'10" min)

Having twin UPVC double glazed French doors, laminate floor, ornate fireplace, central heating radiator, easy tread staircase to first floor.

### First floor landing 7'3" x 6'5" (2.22 x 1.95)

Having one power point, roof void access leading to partially boarded roof void, linen cupboard off with wall mounted gas fired combination boiler Potterton Proformer Eco He.

### Bathroom (side) 6'2" x 5'10" (1.88 x 1.77)

Having full suite in white comprising panelled bath with shower and side screen, pedestal wash hand basin, low flush w.c, central heating radiator, ceramic wall tiling, obscure UPVC double glazed window.

### Bedroom 1 (rear) 12'4" x 11'2" (3.77 x 3.41)

Having UPVC double glazed window, central heating radiator, power points,

### Bedroom 2 (front)

4.03m max 2.03m min x 2.84m max 0.83m min (13'3" max 6'8" min x 9'4" max 2'9" min)

Having central heating radiator, UPVC double glazed picture window.

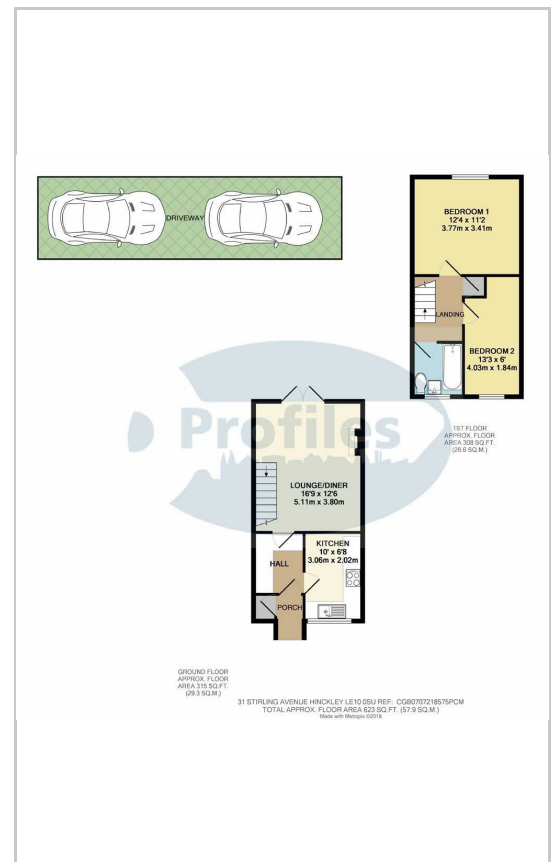
### Outside

Having enclosed rear garden with lawn, paved patio, two car driveway.

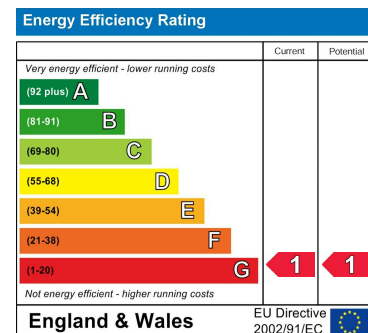
### Area Map



### Floor Plans



### Energy Efficiency Graph



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