



82 Trinity Lane

, Hinckley, LE10 0BJ

£950 Per Month



A fully modernised 3 bedroom mid terraced house, gas central heating (condensing combination), PVCu double glazed, 2 reception rooms, modern bathroom with shower, guest cloakroom, modern fitted kitchen. rear garden MUST VIEWED.



Attractive lounge (front) 13'7" (max) x 12'7" (4.13 (max) x 3.84)

Laminate floor, ornate fireplace with cast iron grate, radiator and walk in PVCu double glazed bay window.

Dining room (rear) 15'6" (max) x 12'7"(max) (4.73 (max) x 3.84(max))

PVCu double glazed window, radiator, staircase to first floor, double radiator and laminate floor.

Modern kitchen (rear) 10'11" x 6'10" (3.32 x 2.09)

1½ bowled stainless steel sink unit, range of base and wall units (^ base and 4 wall) finished in high gloss, associate work surfaces, polished ceramic tiled floor, radiator, PVCu double glazed window and wall mounted fan assisted Condensing combination boiler.

Inner hallway 2'9" x 2'8" (0.83 x 0.82)

PVCu obscure double glazed door.

'L shaped' guest cloakroom 6'7"(max) x 6'2"(max) (2.01(max) x 1.89(max))

Wash hand basin in vanity unit with 2 base doors, low flush wc, radiator and ceramic tiled floor,.

First floor landing 7'6" x 4'9" (2.29 x 1.45)

Staircase to second floor.

Bedroom 1 (front) 12'6" x 12'0" (3.81 x 3.66)

PVCu double glazed window, radiator and fitted cupboard.

Bedroom 3 (rear) 12'2" x 7'7" (3.72 x 2.30)

PVCu double glazed window, radiator and fitted cupboard.

Modern bathroom (rear) Fully tiled. 7'10" x 4'8" (2.38 x 1.43)

Full suite in white, panel bath with chrome 'waterfall, mixer shower and side glazed screen, wash hand basin in vanity unit with twin doors in high gloss, low flush wc, ceramic wall tiling, ladder styled radiator, PVCu obscure double glazed window and down lights to the ceiling.

Second floor

Bedroom 2 (front) 15'3"(max) x 12'8"(max) (4.64(max) x 3.86(max))

PVCu double glazed window and radiator.

Fully boarded storage to the eaves.

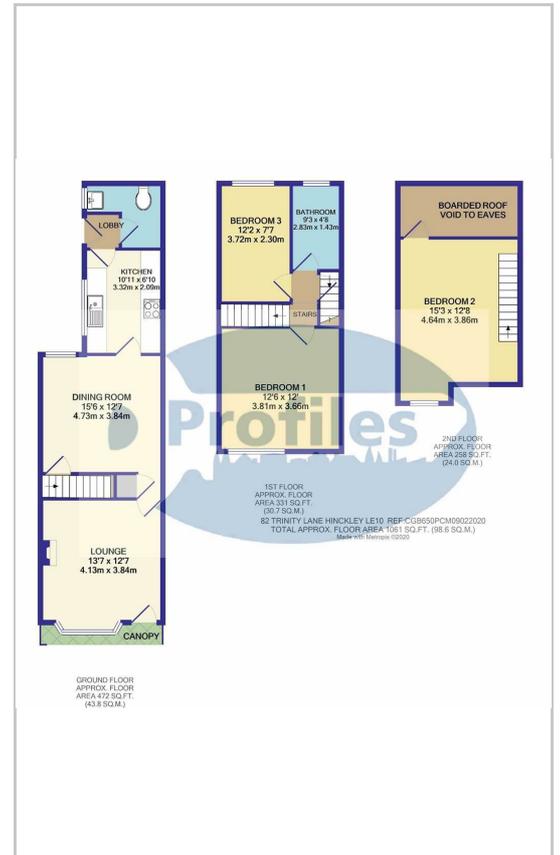
Outside

Rear paved garden with pedestrian access.

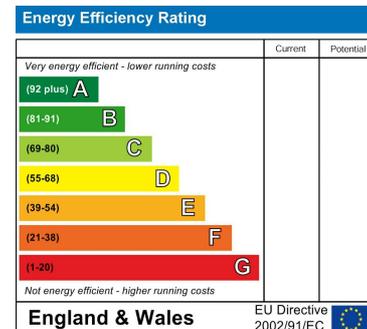
Area Map



Floor Plans



Energy Efficiency Graph



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