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## SHERINGHAM CHAPEL LANE, SHARNFORD, LE10 3PE

**OFFERS OVER £350,000**

Charming individual extended, detached family home built in 1958. Sought after and highly convenient location on a private road in the popular village of Sharnford. Within walking distance of the village centre which includes post office/village store, public houses, primary school, local park and with good access to the A5 and the M69 motorway. Well presented, the property benefits from open plan dining kitchen, wooden painted flooring, coving, feature fireplace, refitted bathrooms, gas central heating and UPVC SUDG. The deceptively spacious accommodation offers canopy porch, entrance hallway, lounge and extended dining kitchen, two double bedrooms, shower room and bathroom. Wide driveway to front. Enclosed good sized rear garden with sheds, fruit trees and pond. Carpets, light fittings some blinds and curtains are included.



## TENURE

Freehold

EPC Rating D

## ACCOMMODATION

Open canopy porch. Attractive wood panelled exterior door to

### ENTRANCE HALLWAY

With stairway to first floor with spindle balustrades, wall lights, engineered wood strip flooring, smoke alarm and burglar alarm. Understairs shoe cupboard and a stained glass circular window. Door to useful storage cupboard which houses the electric meter and electric consumer unit. Attractive wood panelled interior doors to



### FRONT BEDROOM TWO

12'1" x 11'10" (3.70 x 3.63)

With original painted floorboards, coving to ceiling and double panelled radiator.



### REFITTED SHOWER ROOM

9'5"ax x 5'10" (2.88max x 1.78)

Shower enclosure with panelled surrounds and rainfall shower, vanity sink unit and low level WC. extractor fan, wall lights, heated towel rail and laminate flooring.



## REAR LOUNGE

16'9" x 11'11" (5.12 x 3.64)

With painted floorboards and double glazed wooden doors to the rear garden. Feature fireplace incorporating an open fire with wooden surrounds and slate hearth. Two TV aerial points, coving to ceiling and two double panel radiators.



## REAR EXTENDED DINING/KITCHEN

19'11" x 14'5" (6.08 x 4.41)

Kitchen Area - With a range of floor standing cupboard units in pine with wooden working surfaces above. Integrated SMEG five ring gas hob with stainless steel extractor hood above. Siemens electric oven and grill beneath. Large inset Belfast sink with mixer tap above and cupboard beneath. Plumbing for automatic washing machine. Quarry tiled flooring, inset ceiling spotlights and wooden double glazed stable door to outside. TV aerial point, radiator cover and wooden panelling, Dining Area - Door to a pantry cupboard with shelving. Double panel radiator and additional double panel radiator with radiator cover. Coving to ceiling. Large dresser which is available by separate negotiation.



## FIRST FLOOR LANDING

With oak banister and smoke alarm. Wooden panelled doors to

## BEDROOM ONE

19'6" x 11'10" (5.96 x 3.63)

With double aspect windows this room has fitted double wardrobe with hanging rail offering ample storage space. Double panel radiator and TV aerial point. Further double wardrobe with rail which has the loft access, the loft is partially boarded with light.



## REFITTED BATHROOM

7'7" x 7'0" (2.33 x 2.14)

With white suite consisting panelled bath with mixer taps and shower attachment, vanity sink unit, low level WC. Velux window. Laminated wood strip flooring, extractor fan and airing cupboard which houses the Worcester gas combination boiler for central heating and domestic hot water.

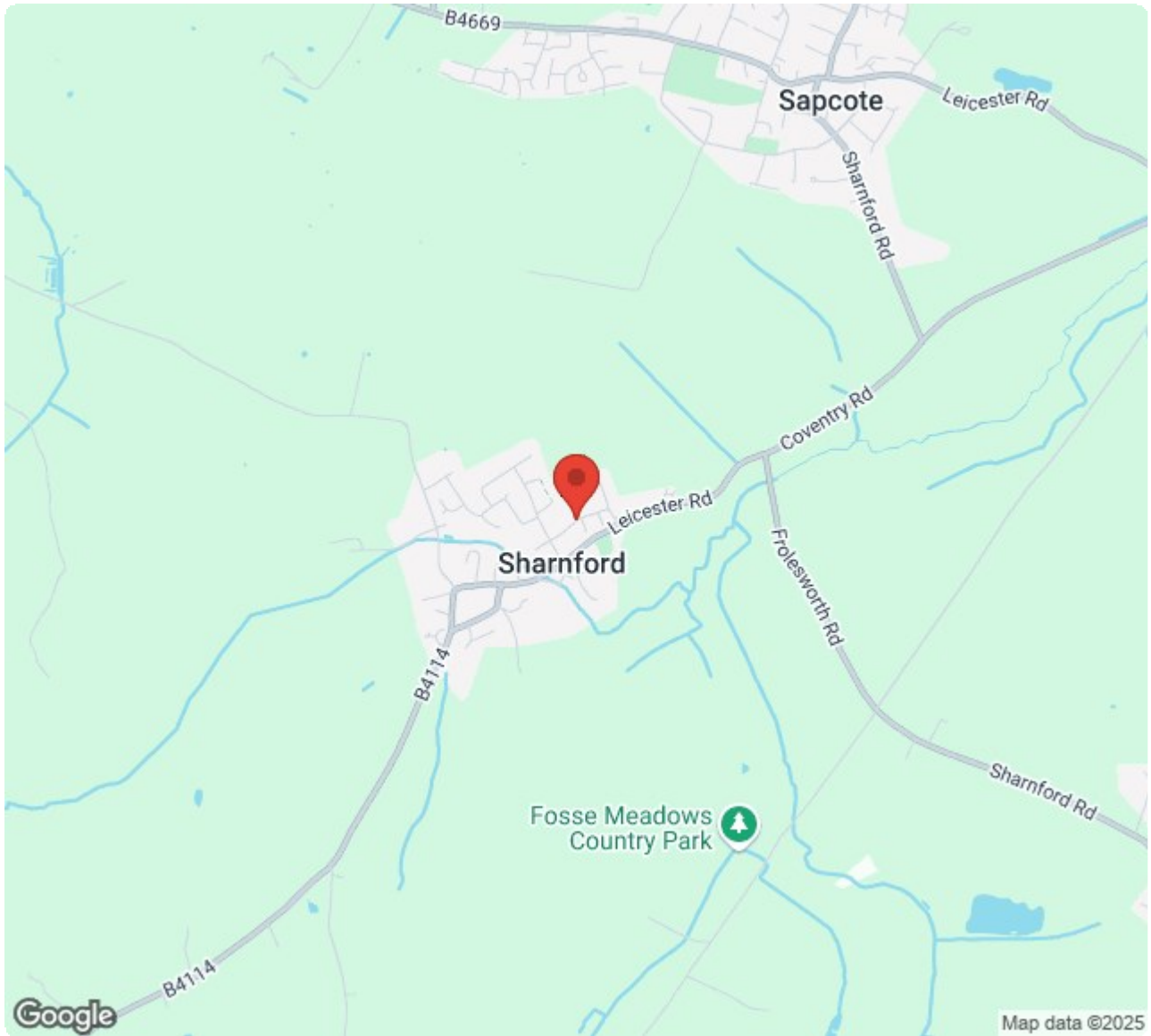


## OUTSIDE

The property is nicely situated, set well back from the road with tarmac wide driveway offering ample car parking. Slabbed pathway leads to the front and down the side of the property, pathway and timber gate offers access to the rear garden with outside lighting. Accessed via a timber gate and slabbed pathway is the good sized fenced and enclosed rear garden, adjacent to the rear of the property there is a paved patio, two timber sheds, outside tap and power point. Low level wrought iron gate provides access to the remainder of the rear garden with lawned areas, pathway and well established surrounding stocked beds. Towards the top of the garden there is a flower garden with logan berries, raspberries and apple tree, as well as a pond and further timber shed.



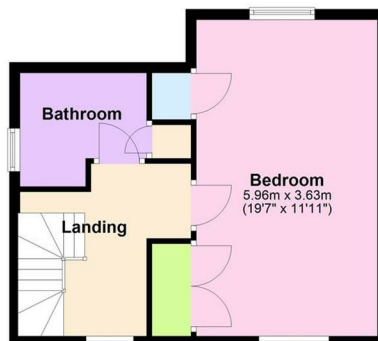




Ground Floor



First Floor



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs                     |         |           |
|                                                                 | 62      | 75        |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |



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