

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



36 PARK VIEW, SHARNFORD, LE10 3PT

OFFERS OVER £325,000

NO CHAIN. Attractive three bedroom detached bungalow occupying an advantageous corner plot with lots of potential in a quiet cul de sac. Sought after and convenient location within walking distance of the village centre including post office/village store, 2 public houses, garage, primary school, local park with with good access to the A5 and M69 motorway. The property benefits from UPVC SUDG, gas central heating , fitted wardrobes and coving to ceiling. Spacious property offers entrance porch, entrance hallway, lounge, breakfast kitchen and conservatory. Three good sized bedrooms and bathroom. Large driveway to detached garage. Front, side and rear gardens. Carpets, light fittings, blinds and curtains included.



TENURE

Freehold
Council Tax Band D

ACCOMMODATION

There is an outside light. Attractive composite door to the

ENTRANCE PORCH

8'10" x 7'8" (2.70 x 2.35)
with fitted office furniture.

ENTRANCE HALLWAY

15'0" x 5'11" (4.58 x 1.82)
telephone point. Door to



BEDROOM ONE TO FRONT

11'7" x 11'8" into wardrobes (3.55 x 3.56 into wardrobes)
With a range of fitted wardrobes. Door to



BEDROOM TWO

8'11" x 12'6" (2.74 x 3.83)

With fitted drawers and wardrobes. Door to



BEDROOM THREE/DINING ROOM

9'7" x 11'11" (2.94 x 3.64)

With TV aerial point. Door to



LOUNGE

16'2" x 31'9" (4.93 x 9.7)

with feature fireplace.



FAMILY BATHROOM

8'3" x 6'4" (2.53 x 1.95)

With corner bath, low level WC and pedestal wash hand basin. Cupboard housing the Worcester gas combination boiler for central heating and domestic hot water. Door to



BREAKFAST KITCHEN

9'7" x 14'4" (2.93 x 4.37)

With integrated fridge and freezer and whitegoods including a washing machine and dryer, double oven and grill and microwave. A range of fitted cupboard units. Door to



CONSERVATORY

14'2" x 11'9" (4.32 x 3.60)

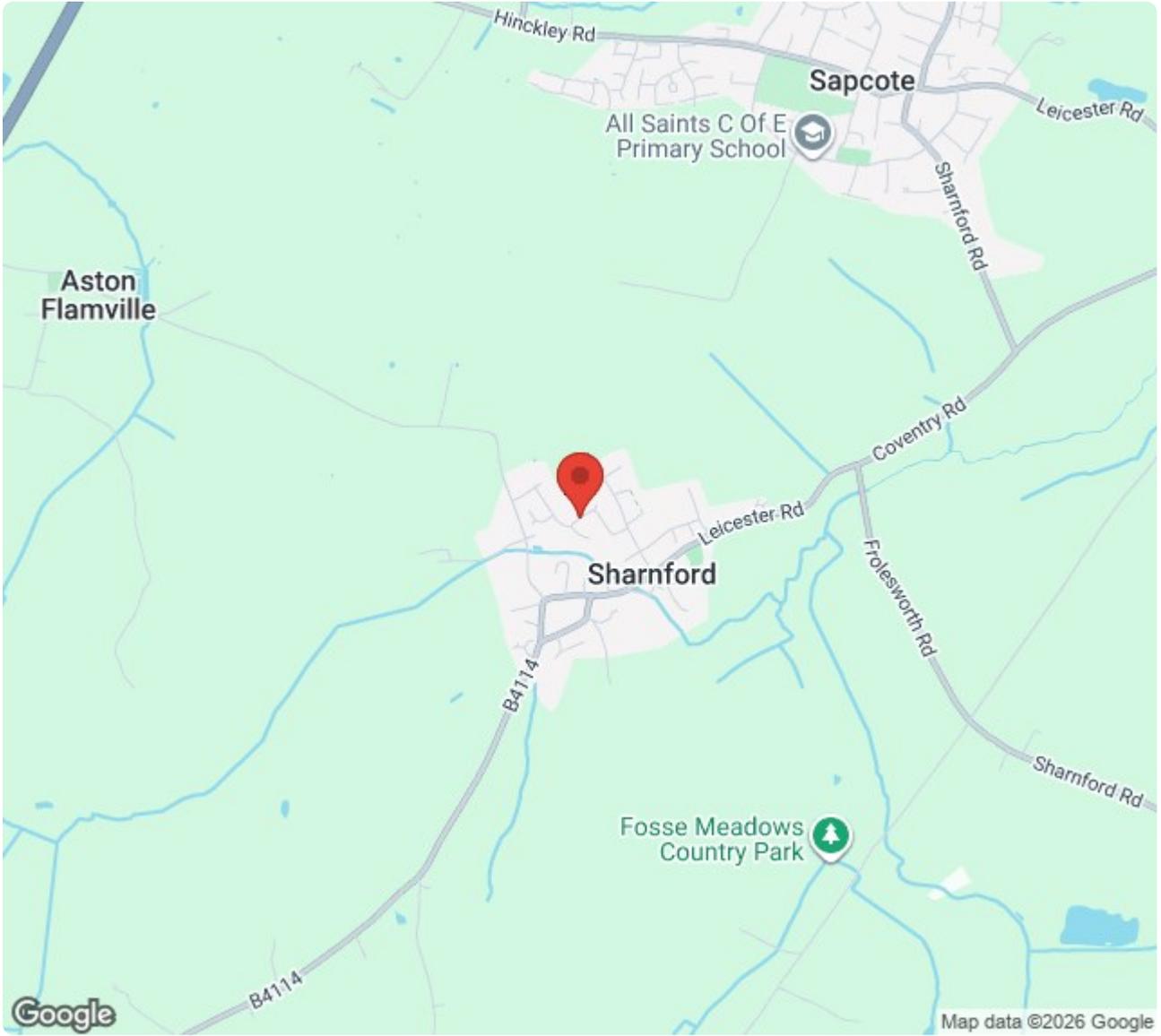
With French doors to the rear garden.



OUTSIDE

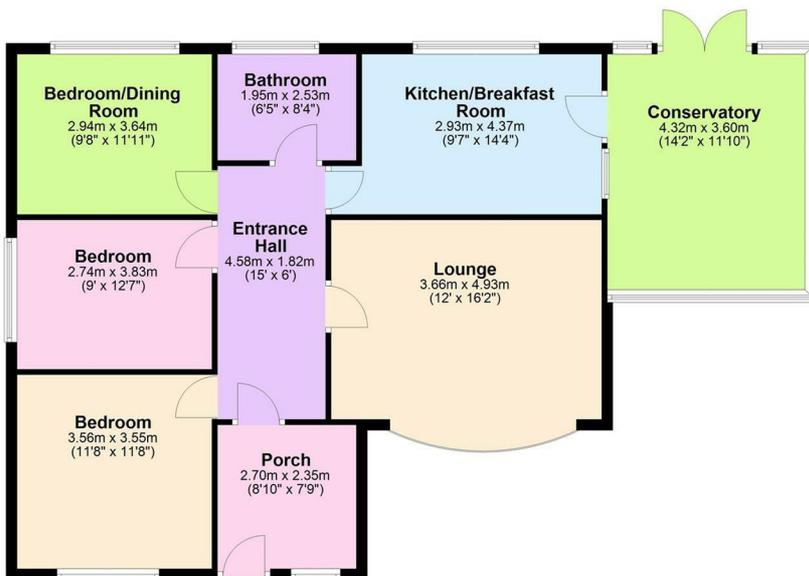
The property is nicely situated set well back from the road in a corner of the cul de sac with a tarmacadam driveway to the right hand side which leads to a brick built detached garage with an up and over door to front and block paving to side. The front garden is lawned and is mature with hedging. Access via a timber gate to side is the wrap around garden with block paving all the way around the property and further paved seating areas, the garden is well established and fenced and enclosed. There is also a rear store to the garage as well as a rear pedestrian door and also a greenhouse included.





Ground Floor

Approx. 113.3 sq. metres (1219.1 sq. feet)



Total area: approx. 113.3 sq. metres (1219.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		67	75
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Scrivins & Co
Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk