

Scrivins & Co

Sales & Lettings

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

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11 PARK VIEW, SHARNFORD, LE10 3PT

OFFERS OVER £400,000

Impressive detached four bedroom family home. 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. Well presented and benefiting from re fitted kitchen and shower rooms, wall mounted air conditioning/ heating units, laminate wood strip flooring, white panelled interior doors, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hallway, lounge diner, conservatory, breakfast kitchen, utility room and separate WC. Four good sized bedrooms and shower room. Wide driveway to front to single garage and enclosed rear garden. Carpets, blinds, light fittings and dishwasher included.



TENURE

Freehold
Council tax Band D

ACCOMMODATION

UPVC SUDG front door to

ENTRANCE PORCH

With laminate wood strip flooring and wooden glazed double doors to

ENTRANCE HALLWAY

With stairway to the first floor, laminate wood strip flooring, radiator, coving, door to a under stairs storage cupboard and white panelled interior door to



KITCHEN TO REAR

14'1" x 8'6" (4.30 x 2.6)

With a range of green fitted kitchen units with roll edge working surface above and inset Belfast sink with mixer tap. Oven with electric hob and extractor above, integrated dishwasher and fridge freezer and cupboard housing the tumble dryer. Matching full height cupboard units, wine rack and wine fridge and wall mounted breakfast bar. Tiled splashbacks, inset ceiling spotlights, laminate wood strip flooring, UPVC SUDG door to the rear garden and white panelled interior door to



UTILITY ROOM

2'9" x 5'0" (0.85 x 1.54)

With a fitted working surface with a space for a washing machine beneath, tiled splashback, wall mounted double cupboard unit, inset ceiling spotlights, tiled flooring and sliding door to



SEPARATE WC

4'7" x 4'1" (1.42 x 1.25)

With low level WC, pedestal wash hand basin, half tiled surrounds and tiled flooring.



LOUNGE/DINER

25'10" x 12'7" (7.88 x 3.84)

With feature fireplace with stone hearth and backing, mantle surrounding incorporating a gas fire. TV aerial point, laminate wood strip flooring, two radiators, wall mounted air conditioning/ heater and UPVC SUDG French doors to



CONSERVATORY TO REAR

9'10" x 11'1" (3.01 x 3.40)

With laminate wood strip flooring, radiator and UPVC SUDG French doors to the rear garden.



FIRST FLOOR LANDING

With a white panelled interior door to a airing cupboard, smoke alarm and loft access.

BEDROOM ONE TO FRONT

13'3" x 10'9" (4.06 x 3.30)

With a range of fitted bedroom furniture consisting of two double wardrobe units and six drawers, laminate wood strip flooring, radiator and wall mounted air conditioning/heater unit.



BEDROOM TWO TO REAR

12'2" x 2'2" (3.71 x 0.68)

With radiator and wall mounted air conditioning/heater unit.



BEDROOM THREE TO REAR

7'2" x 14'4" (2.19 x 4.37)

With radiator and a opening through to



WALK IN WARDROBE/STUDY

7'9" x 6'11" (2.37 x 2.11)

With inset ceiling spotlights and houses the Worcester wall mounted gas combination boiler.



BEDROOM FOUR TO FRONT

7'10" x 10'3" (2.40 x 3.14)

With laminate wood strip flooring, radiator and door to airing cupboard.



SHOWER ROOM TO REAR

8'3" x 5'3" (2.53 x 1.62)

With walk in shower cubicle with two mains shower attachments and glazed shower screen. Low level WC, vanity sink unit with two drawers beneath, fully tiled surrounds including the flooring, radiator, inset ceiling spotlights and extractor fan.

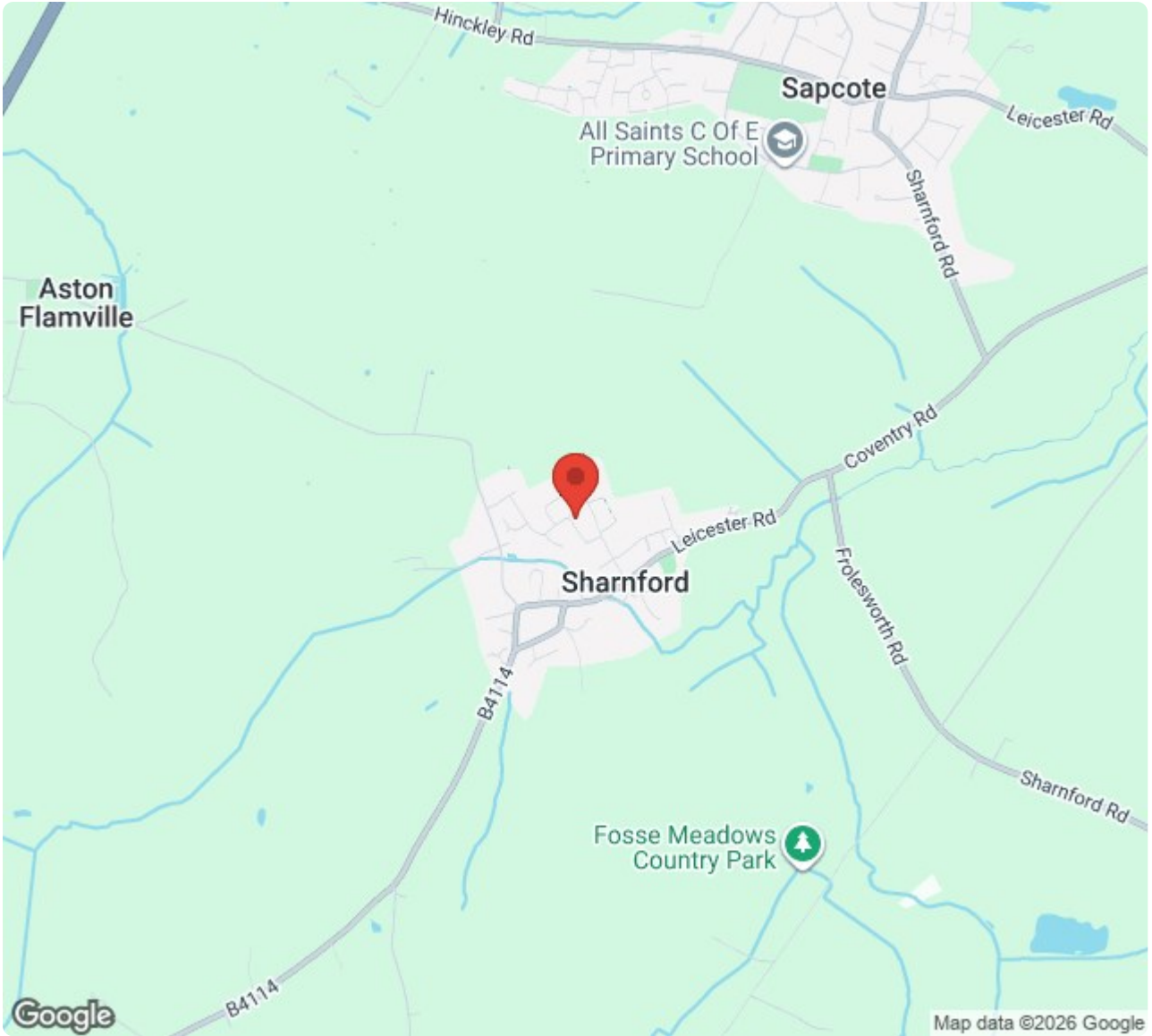


OUTSIDE

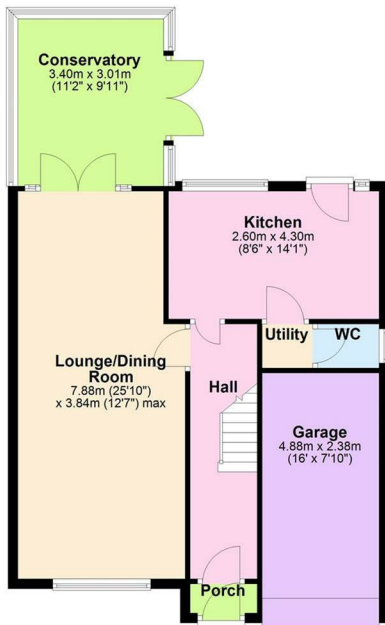
Outside the property is nicely situated set well back from the road with a wide block paved driveway to front with a further stoned area to side and surrounding well stocked borders and electric power point. Leading to the single integral garage (4.88m x 2.38m) with electric roller shutter door to front, floor standing fitted cupboard units with working surface above, wall mounted shelving units, power, lighting, further storage into the roof space and door leading to the side of the property. Access down the right hand side of the property leads to the rear garden with a slate tiled patio adjacent to the rear of the property with outside tap and lighting. Slate steps lead to the remainder of the garden which is edged by railway sleepers, laid in Astroturf and enclosed by wrought iron fencing. To the top of the garden is a further slate tiled patio area.







Ground Floor



First Floor



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 74 | 83 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| 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 | | | |
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