



## **22A COVENTRY ROAD, SHARNFORD, LE10 3PG**

**OFFERS OVER £400,000**

Impressive individually built bay fronted traditional style detached family home of character. Sought after and convenient location close to the semi-rural village centre including a primary school, parks, MOT service station, two public houses and good access to major road links. Well presented with a range of good quality fixtures and fittings including panel interior doors, spindle balustrades, ceramic tiled flooring, spotlights, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers canopy porch, entrance hall, separate WC, lounge with feature reclaimed brick fireplace, open plan living/dining/kitchen with island unit, SUDG conservatory, utility room and home office, gallery landing. Four double bedrooms (main with en suite shower room) and family bathroom with shower cubicle. Wide four car driveway to single integral garage. Hard landscaped sunny rear garden. Viewing highly recommended. Carpets, most curtains, blinds, Range cooker and American Fridge Freezer included.



## TENURE

## ACCOMMODATION

Open pitch and tile canopy porch with outside lighting. Attractive wood grain new UPVC SUDG front door to

## ENTRANCE HALLWAY

With ceramic tile flooring, radiator, three wall light, thermostat for central heating system, double glazed Velux window in the high vaulted ceiling. Grey wood panelled walls, stairway to first floor gallery landing with white spindle balustrades. Attractive white four panel interior door to

## SEPARATE WC

With white suite consisting low level WC, vanity sink unit with white cupboard beneath, contrasting fully tiled surrounds, including the flooring, white heated towel rail, keypad for the burglar alarm system.

## LOUNGE TO FRONT

12'7" x 21'9" (3.84 x 6.64)

With feature open reclaimed brick fire place with raised quarry tiled hearth and mantle incorporating living flame coal effect gas fire. Double panel radiator, TV aerial point, coving to ceiling, four matching wall lights, pine panel double doors lead to

## OPEN PLAN LIVING/DINING/KITCHEN TO REAR

24'8" x 13'4" (7.53 x 4.07)

The kitchen with a range of cream fitted kitchen units consisting inset one and a half bowls single drainer stainless sink unit, mixer tap above, double base unit beneath. Further matching range of floor mounted cupboard units and drawers, contrasting walnut finished rill edge working surfaces above, tiled splashbacks, further matching wall mounted cupboard units, matching island unit with display shelving, cupboards, drawers and wine racks beneath. A Rangemaster cooker in matching cream and black consisting of a six ring gas hob unit, two ovens and grill beneath, integrated extractor above, feature hardwood beam and reclaimed brickwork above, ceramic tiled flooring, fashionable chrome vertical radiator, inset ceiling spotlights, wired in smoke alarm. The living/dining area with ceramic tile flooring, fashionable chrome radiator, coving to ceiling, SUDG sliding patio doors leads to



## **CONSERVATORY TO REAR**

**12'0" x 7'2" (3.66 x 2.19)**

With terracotta tile flooring, two matching wall lights, double power point Hardwood SUDG french doors lead to the rear garden (Conservatory blinds Included).

## **UTILITY ROOM TO REAR**

**10'11" x 4'5" (3.34 x 1.36)**

With matching units from the kitchen consisting inset single drainer stainless steel sink, mixer tap above, double base unit beneath contrasting walnut finish roll edge working surfaces above, tiled splashbacks, appliance recess points, plumbing for automatic washing machine, ceramic tiled flooring, radiator, isolation switch for the outside power points. Extractor fan, digital programmer for the central heating and domestic hot water. Woodgrain new UPVC SUDG door to the side of the property, there is also a communicating door to garage.



## **FIRST FLOOR**

With a gallery landing with white spindle balustrades, wired in smoke alarm, grey wood panel surrounds, loft access.



## **BEDROOM ONE TO FRONT**

**12'6" x 10'8" (3.83 x 3.27)**

With built in triple slide robe with mirror glazed doors to front, radiator, TV aerial point, door to



## **EN SUITE SHOWER ROOM**

**8'11" x 4'4" (2.72 x 1.33)**

With white suite consisting a fully tiled double shower cubicle with glazed doors, rain shower above, vanity sink unit with gloss white double cupboards and drawers beneath, illuminating mirror above, low level WC, contrasting fully tiled surrounds including the flooring, shaver point, chrome heated towel rail, inset ceiling spotlights, extractor fan.



## BEDROOM TWO TO REAR

10'9" x 12'7" (3.30 x 3.84)

With radiator, TV aerial point, broadband internet point.



## BEDROOM THREE TO REAR

9'0" x 11'9" (2.76 x 3.59)

With TV aerial point.



## BEDROOM FOUR TO FRONT

8'2" x 13'1" (2.51 x 3.99)

With radiator, inset ceiling spotlights.

## FAMILY BATHROOM TO SIDE

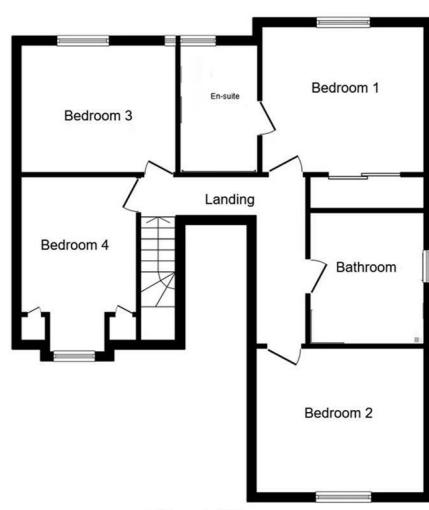
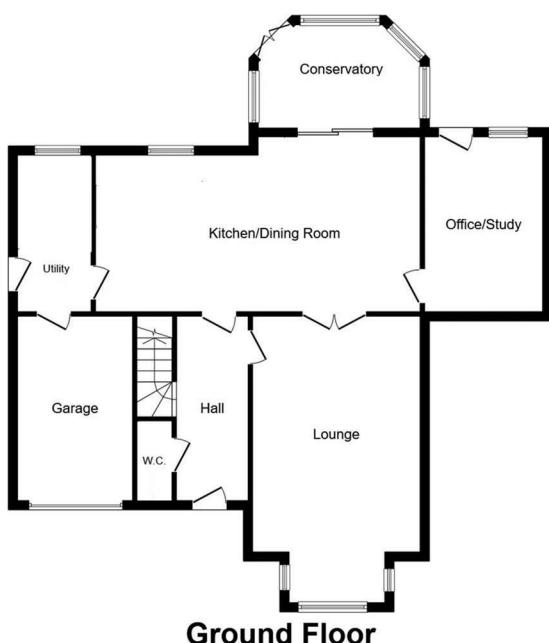
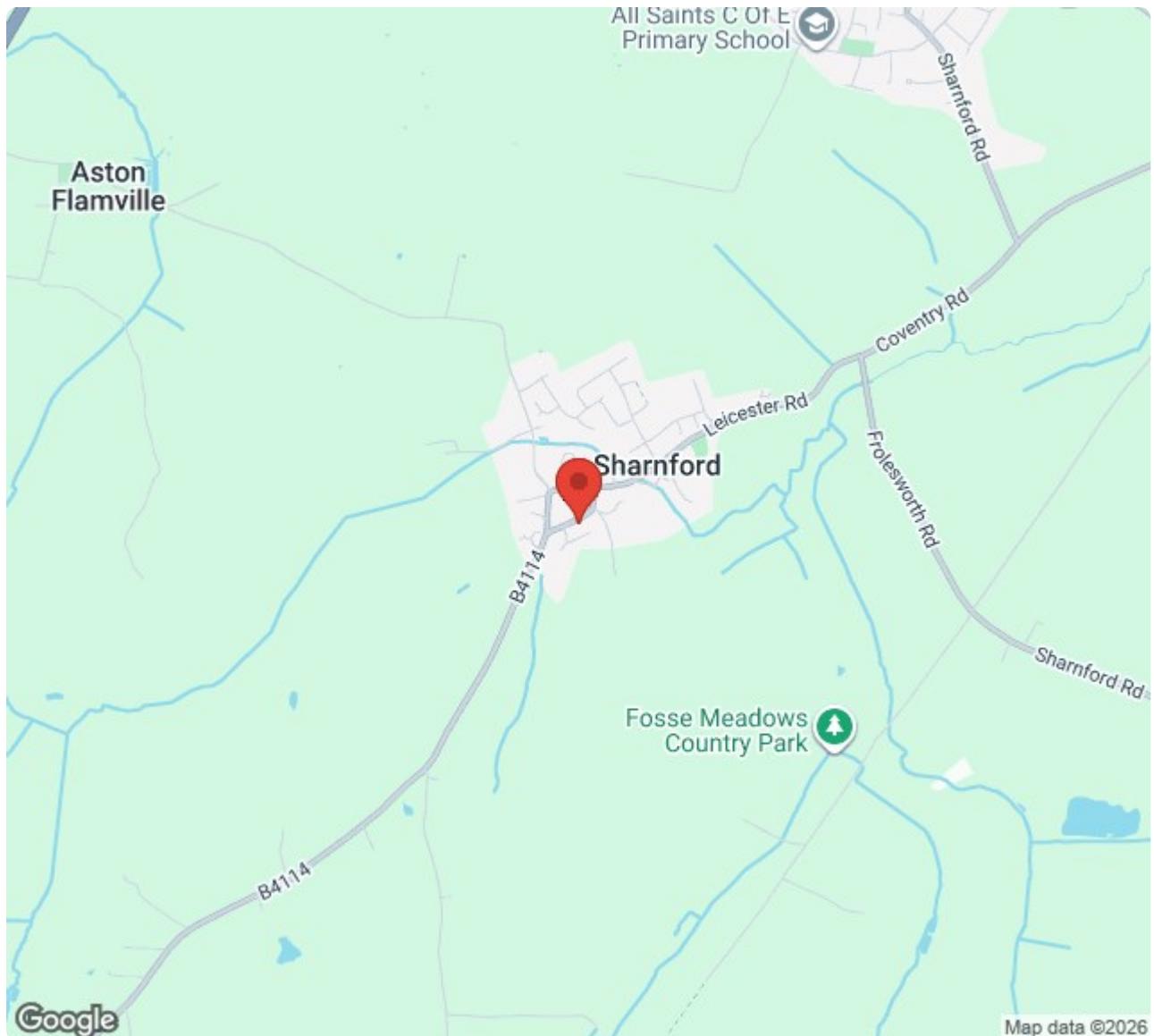
8'10" x 9'2" (2.70 x 2.81)

With white suite consisting of a roll top double ended panel bath with claw feet, mixer tap and shower attachment above. Pedestal wash hand basin and low level WC, fully tiled shower cubicle with glazed shower doors. Contrasting fully tiled surrounds including the flooring, chrome heated towel rail, inset ceiling spotlights and extractor fan. Door to the airing cupboard housing the cylinder fitted immersion heater for supplementary domestic hot water.



## OUTSIDE

The property is nicely situated set back from the road having a full width block paved driveway to front offering ample car parking for approximately four cars. There is also outside lighting. The driveway leads to a single integral garage measuring 5.02m x 2.45m, the garage has an up and over door to front, light and power. There is a wall mounted consumer unit, wall mounted Gloworm gas condensing boiler for central heating and domestic hot water with a thermostat. There is also some scaffolding with racking and scaffolding planks with scaffolding shelving included. A timber gate and block paved pathway leads down the left hand side of the property to the rear garden which is enclosed by panel fencing and a high brick retaining wall. The rear garden has been hard landscaped in block paving and slabs and central Astroturf circle beyond which there is surrounding raised beds and borders. There is also a built in timber seating area, a bbq, outside tap and lighting. To the right hand side of the property there is a UPVC SUDG stable door leading to a home office measuring 3.13m x 3.25m with ceramic tiled flooring, light and power, loft access and UPVC SUDG doors to both front and rear.



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			
EU Directive 2002/81/EC			
England & Wales		EU Directive 2002/81/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
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](mailto:sales@scrivins.co.uk) W [scrivins.co.uk](http://scrivins.co.uk)