



30 BROOKFIELD, SHARNFORD, LE10 3PB

OFFERS IN THE REGION OF £240,000

Spacious traditional semi detached family home on good sized plot. Sought after and convenient location within walking distance of the village centre including shops, junior school, repair garage, public houses, open countryside and with good access to major road links. In need of updating, the property benefits from gas central heating and UPVC SUDG. Offers entrance porch, entrance hallway, lounge, dining kitchen and lobby with utility cupboard and brick store. Three good sized bedrooms, bathroom and separate WC. Driveway, front and enclosed rear garden with shed. Viewing recommended.



TENURE

Freehold
Council tax band B

ACCOMMODATION

UPVC SUDG door to

ENTRANCE PORCH

With lighting. Wood and glazed door to

ENTRANCE HALLWAY

With stairway to first floor with built in cupboard. Single panelled radiator.

DINING KITCHEN TO FRONT

19'5" x 10'7" (5.92 x 3.25)

With a range of floor standing cupboard units with inset one a half bowl stainless steel sink with mixer tap above and cupboard beneath. Inset oven with hob and extractor hood above, ceramic tiled flooring. Archway through to dining area with sliding doors to rear garden. Further breakfast bar. Wall mounted cupboard units.



LOUNGE TO REAR

12'6" x 12'9" (3.83 x 3.89)

With TV aerial point.



SIDE LOBBY

With door to utility cupboard with plumbing for automatic washing machine. Door to a further brick store. Door to the side of the property.

FIRST FLOOR LANDING

With loft access and wooden panelled door to

BEDROOM ONE TO REAR

11'1" x 12'11" (3.39 x 3.94)

With built in cupboard. Further built in cupboard housing the gas condensing combination boiler for central heating and domestic hot water.



BEDROOM TWO TO REAR

11'4" x 10'2" (3.47 x 3.12)

With a range of fitted wardrobes, single panelled radiator.



BEDROOM THREE TO FRONT

7'1" x 9'0" (2.18 x 2.75)

With single panelled radiator, storage cupboard.



BATHROOM TO SIDE

4'9" x 5'6" (1.47 x 1.70)

With white suite consisting panelled bath with tiled surrounds and electric shower. Vanity sink unit, laminate wood strip flooring. Door to



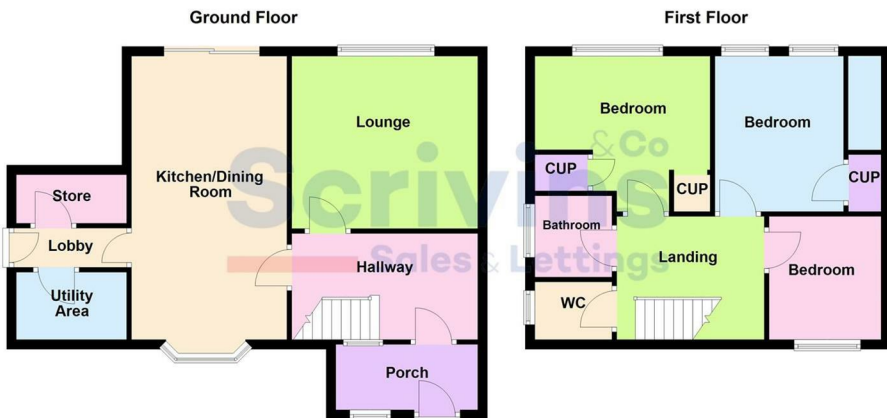
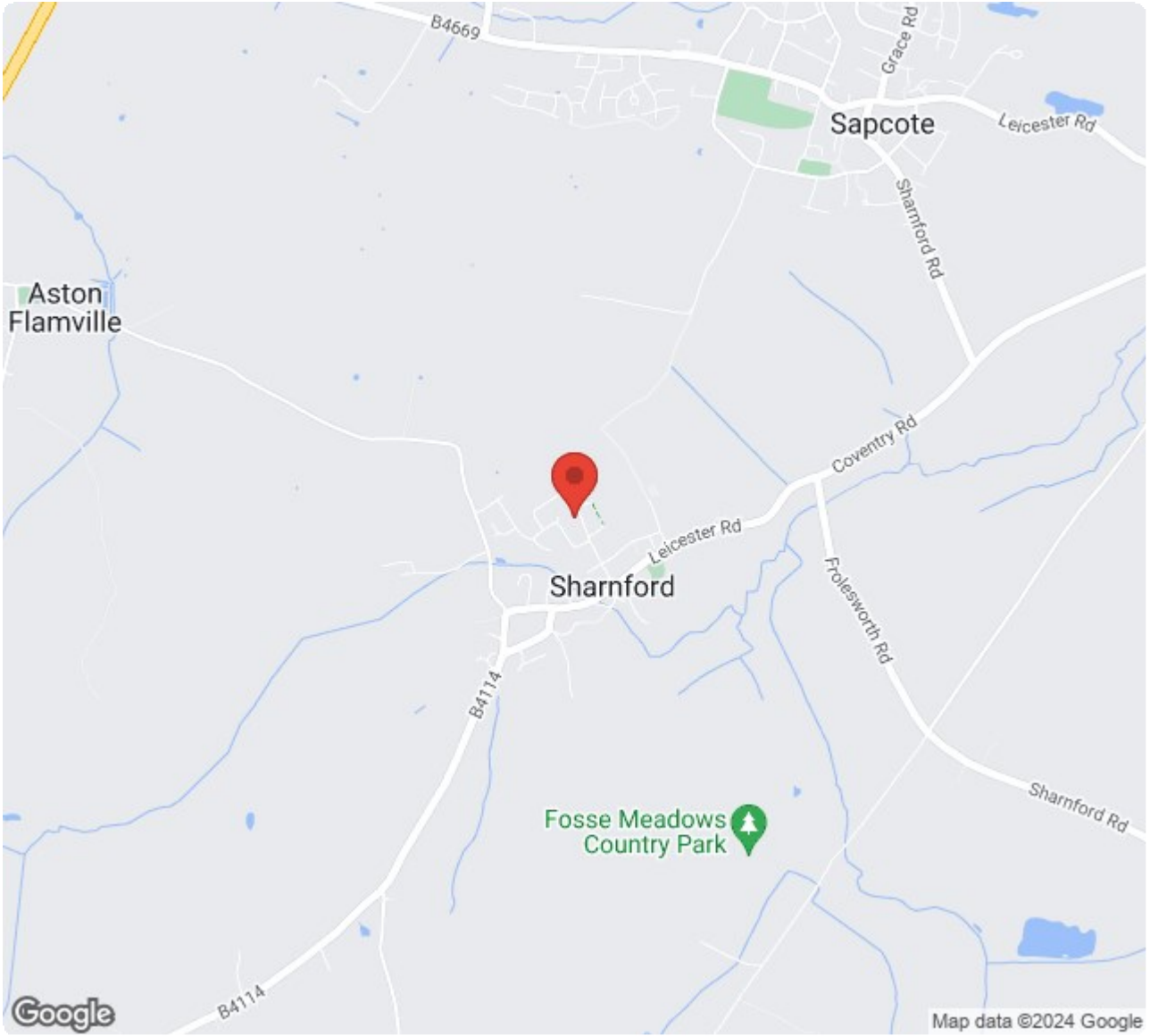
SEPARATE WC

With low level WC.

OUTSIDE

The property is nicely situated, set back from the road with tarmac driveway to front offering car parking for 2 cars, slabbed pathway to side and outside tap. The remainder of the front garden is laid to lawn with surrounding hedging. A timber gate offers access to the good sized rear garden which is enclosed by panelled fencing and hedging. A slabbed pathway offers access to the top of the garden with a low level brick retaining wall half way down. A large timber shed (included). The remainder of the garden is principally laid to lawn with surrounding beds and borders.





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			
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	

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