

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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3 FOX HOLLIES, SHARNFORD, LE10 3PH

£240,000

NO CHAIN. Spacious semi detached bungalow on a good size plot. Sought after and convenient cul de sac location of other similar properties, within walking distance of the village centre including a shop with post office, primary school, two public houses, church, service station, village hall and with good access to major road links. Benefits from white panelled interior doors, wooden flooring, feature fireplace, modern kitchen and bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance lobby, lounge and dining kitchen. Inner hallway, two double bedrooms (main with fitted wardrobes) and bathroom with shower. Driveway to detached garage. Front and enclosed rear garden. Contact agent to view, Carpets and blinds included.



TENURE
FREEHOLD

COUNCIL TAX BAND - B

ACCOMMODATION

Open pitched and tiled canopy porch, with outside lighting. UPVC SUDG front door to

ENTRANCE LOBBY

With fitted electric meter cupboard, overhead lighting. Attractive white four panelled interior doors to

FRONT LOUNGE

12'9" x 16'0" (3.91 x 4.88)

With feature fireplace having ornamental wood surrounds, raised marble hearth and backing, incorporating living flame coal effect gas fire. Original strip pine flooring, radiator, door to



INNER HALLWAY

Door to a coats cupboard, thermostat for central heating, loft access with extending aluminium ladder for access.

FITTED DINING KITCHEN TO REAR

13'5" x 8'11" (4.09 x 2.72)

With a range of grey fitted kitchen units, consisting inset single drainer stainless steel sink unit, mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and drawers, contrasting black roll edge working surfaces above, with inset four ring ceramic hob units. Single fan assisted oven with grill beneath, tiled splashbacks, further matching range wall mounted cupboard units. Appliance recess points, plumbing for automatic washing machine, double panelled radiator, inset ceiling spot lights. UPVC SUDG door to rear garden.



FRONT BEDROOM ONE

9'10" x 17'0" (3.02 x 5.19)

With radiator.



BEDROOM TWO TO REAR

9'4" x 14'9" (2.85 x 4.52)

With two built-in double wardrobes in cream, door to the airing cupboard housing the Valent gas combination boiler for central heating and domestic hot water. Radiator.



BATHROOM

5'0" x 9'11" (1.54 x 3.04)

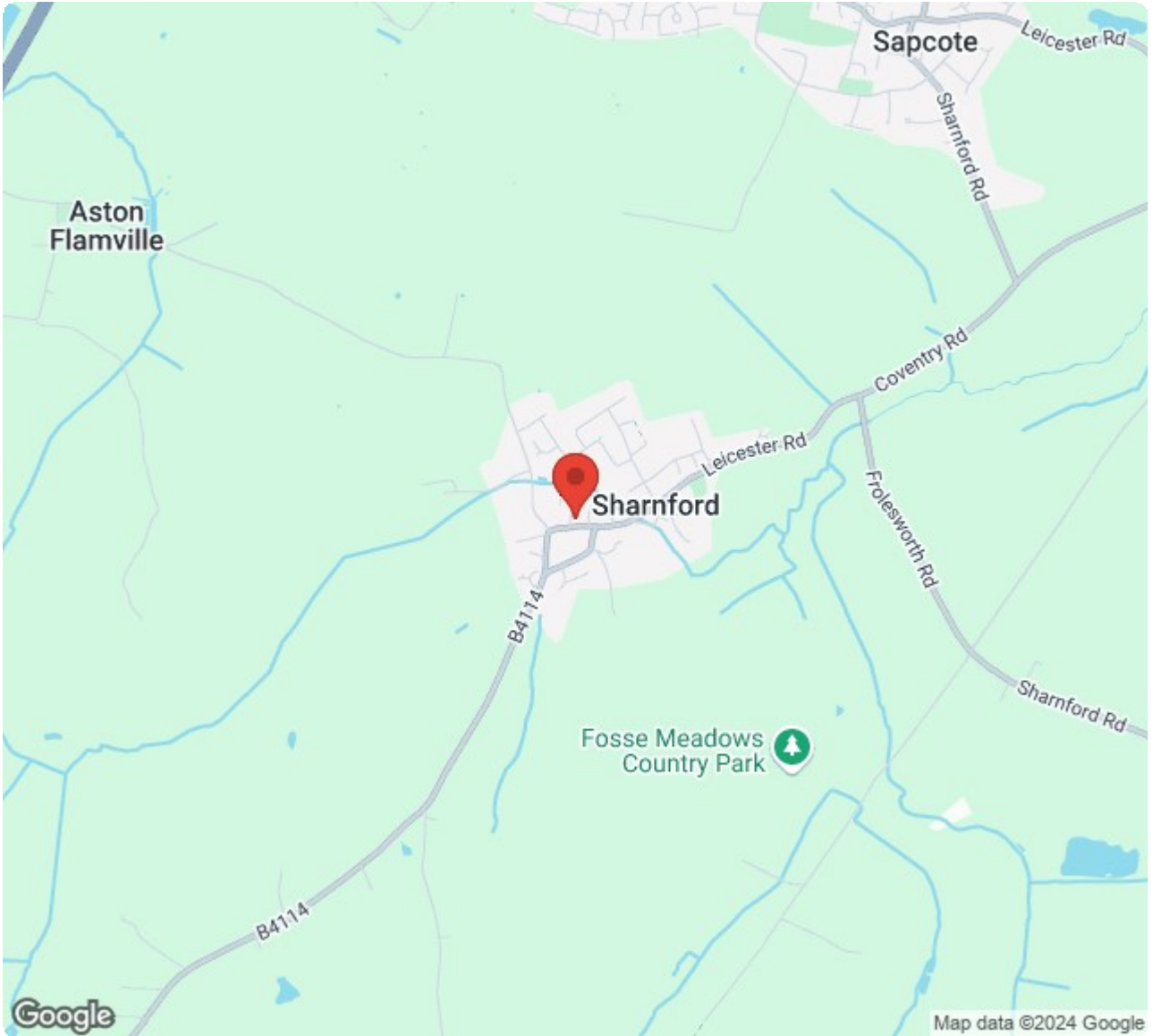
With white suite consisting, panelled bath main shower unit above, vanity sink unit with cream double cupboard beneath, mirror above, low level W.C. Contrasting tile surround, radiator.



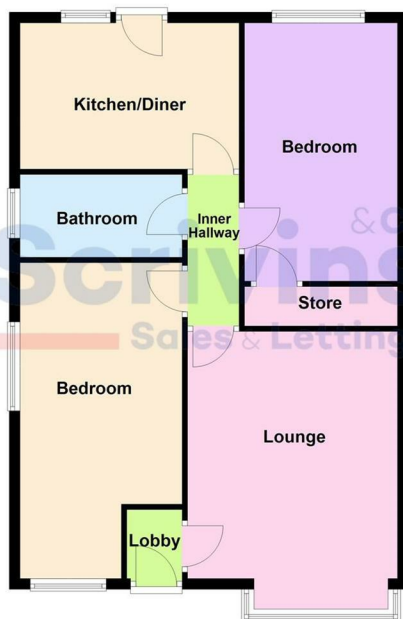
OUTSIDE

The property is set back from the road, screened behind mature beds. The front garden principally laid to lawn, with block paved driveway, leads down the side of the property to a detached brick built garage (5.86m x 2.84m) with up and over door to front with a side pedestrian door and window, light and power and a pitched roof with further storage. A timber gate offers access to a fully fenced and enclosed rear garden with a full width patio adjacent to the rear of the property, beyond which is mainly laid to lawn, with surrounding beds. There is a further patio to the top of the garden and timber pergola, outside power point and tap and lighting.





Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		58	
(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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