

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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### 52 PARK VIEW, SHARNFORD, LE10 3PT

**OFFERS OVER £350,000**

NO CHAIN. Good sized detached family home. Sought after and convenient location within walking distance of the village centre including a post office/shop, two public houses, primary school, MOT garage, parks and good access to major road links. The property benefits from gas central heating, feature fireplace, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers canopy porch, entrance hallway, lounge, kitchen, dining room and separate WC. Four good sized bedrooms and family bathroom with separate shower cubicle and separate WC. Wide driveway to garage. Front and rear gardens. Carpets, curtains blinds, light fittings are included.





## TENURE

Freehold  
Council Tax Band D

## ACCOMMODATION

Open canopy porch leading to UPVC SUDG front door (new as of 2021) to

## ENTRANCE HALLWAY

With stairway to first floor landing, double panelled radiator, smoke alarm. Telephone point. Honeywell thermostat for central heating system. Wooden interior door leads to



## FRONT LOUNGE

14'0" x 12'11" (4.28 x 3.94)

With feature fireplace incorporating a coal effect gas fire with tiled hearth and wooden surround, cupboards and concealed lighting to side. TV aerial point. Double panelled radiator.



## SEPARATE WC

3'3" x 8'3" (1.01 x 2.52)

With low level WC, pedestal wash hand basin, double panelled radiator, vinyl flooring.



### REAR KITCHEN

8'9" x 15'3" (2.69 x 4.66)

With a range of fashionable floor standing kitchen cupboard units with two and a half bowl stainless steel sink, mixer taps above, cupboard beneath. Integrated gas cooker with four ring gas hob, extractor hood above. Tiled splashbacks, vinyl flooring. Further range of wall mounted cupboard units and dishwasher. Wall mounted Glow-worm gas combination boiler for central heating and domestic hot water. Extractor fan. UPVC SUDG door to the rear garden Door to



### REAR DINING ROOM

12'0" x 12'11" (3.66 x 3.94)

With feature fireplace incorporating a gas fire with wooden surround including shelving to side. Wall lights. Double panelled radiator. UPVC SUDG sliding doors to the rear garden. TV aerial point.



### FIRST FLOOR LANDING

With loft access, the loft is insulated, smoke alarm. There is a door to the airing cupboard.





### FRONT BEDROOM ONE

13'0" x 14'1" (3.98 x 4.30)

With a range of freestanding wardrobes and drawers, which are included. Single panelled radiator.



### FRONT BEDROOM TWO

11'10" x 9'6" (3.62 x 2.92)

With a door to a large double wardrobe with rails and shelving which offers ample storage. Single panelled radiator.



### REAR BEDROOM THREE

11'11" x 10'1" (3.65 x 3.09)

With single panelled radiator.



### SIDE BEDROOM FOUR

10'5" x 8'8" (3.19 x 2.65)

With TV aerial point and single panelled radiator.



### REAR FAMILY BATHROOM

14'11" x 5'7" (4.56 x 1.71)

With a four piece suite consisting of a panelled jacuzzi bath with mobility chair and shower attachment. Low level WC, pedestal wash hand basin and separate double shower cubicle with Triton Electric shower and tiled surrounds. Double cupboard with shelving and further cabinet. Wall mounted mirror fronted bathroom cabinet and double panelled radiator.



### OUTSIDE

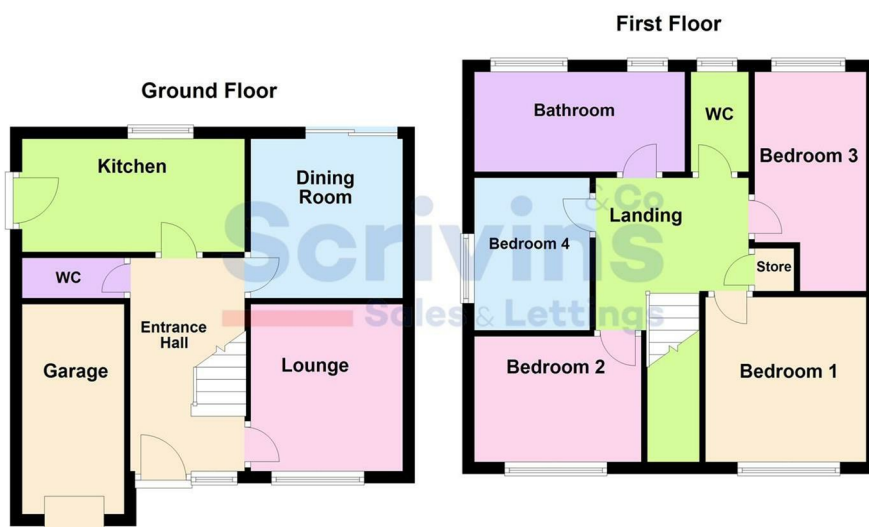
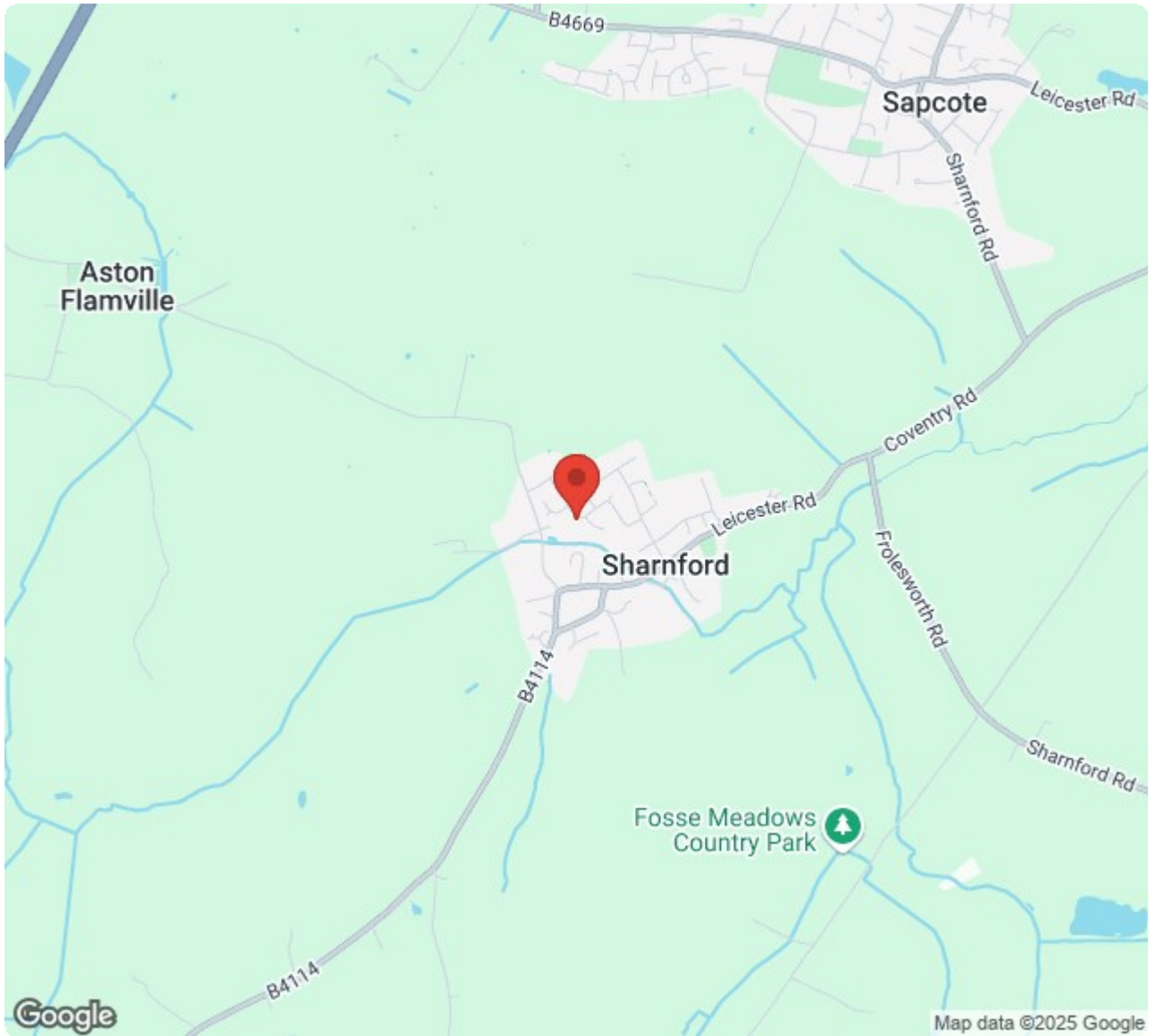
The property is nicely situated set back from the road with a block paved driveway to front and lawned front garden. Paved driveway also leads to the side of the property. The rear garden can be accessed by both sides. To the right hand side of the garden is a timber shed, adjacent to the rear of the property is a block paved patio area. The top of the garden is laid to lawn. To the left hand side of the block paved driveway continues which offers ample space for a caravan or campervan. Gas meters are outside the electric meter is in the garage.





### GARAGE

16'2" x 7'9" (4.94 x 2.37)

The garage has an up and over door to front, with light and power. There is also a chest freezer which is included.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales 		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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