

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

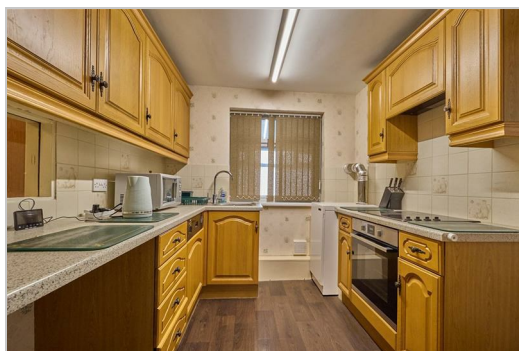
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### 17 PARK VIEW, SHARNFORD, LE10 3PT

**ASKING PRICE £295,000**

NO CHAIN. Good sized detached family home on a large corner plot. 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. Spacious accommodation offers porch, entrance hallway, through lounge/diner, kitchen & garden room. Three bedrooms and wet room. Wide driveway to garage. Front and rear gardens. Carpets, curtains blinds, light fittings are included.





## TENURE

Freehold  
Council Tax Band C

## ACCOMMODATION

UPVC SUDG door to

## ENTRANCE PORCH

7'10" x 3'2" (2.40 x 0.99)

With wall lighting, roller blinds, carpet flooring, further UPVC SUDG door to

## ENTRANCE HALLWAY

6'1" x 16'10" (1.87 x 5.15)

With single panelled radiator, smoke alarm. Doorbell chime, Yale alarm keypad. Stairs to first floor landing. Timber and glazed door to

## LOUNGE

12'4" x 25'10" (3.78 x 7.89)

With two single panelled radiators, timber wall panelling, TV aerial point. Timber and glazed door to



## KITCHEN

8'0" x 8'11" (2.45 x 2.73)

With wood effect vinyl flooring, a range of floor standing solid wood cupboard units with built in Creda dishwasher, built in oven and four ring electric hob with extractor above. Stainless steel drainer sink with chrome mixer taps above, further range of matching wall cupboard units. Floor standing oil boiler with timer above. Tiled splashbacks. Double doors to under stairs storage cupboard housing the circuit board, shelving and lighting. UPVC SUDG door to



## WRAP AROUND GARDEN ROOM

I shape 27'11" x 18'7" (I shape 8.52 x 5.67)

This has been converted to have an insulated roof. Timber wall panelling. UPVC SUDG windows surround. Timber cupboards housing the oil tank. UPVC SUDG door to rear garden.



## FIRST FLOOR LANDING

With smoke alarm, loft access. Panelled door to airing cupboard housing the immersion tank for domestic hot water. The loft is partially boarded. Panelled door to

## BEDROOM ONE

10'8" x 13'5" (3.26 x 4.09)



## BEDROOM TWO

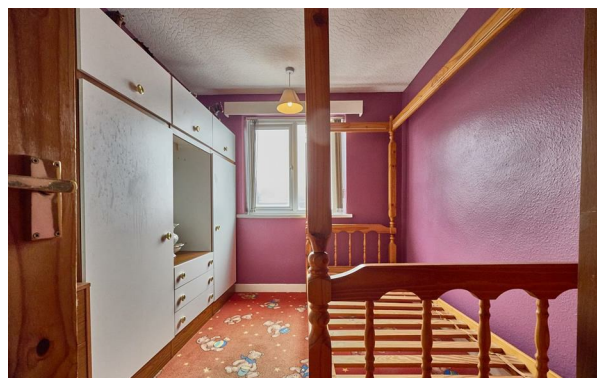
9'11" x 12'2" (3.03 x 3.72)



## FRONT BEDROOM THREE

7'9" x 10'4" (2.38 x 3.15)

With timber over stairs cupboard unit.



## SHOWER ROOM

8'7" x 5'5" (2.64 x 1.66)

With a wet room anti slip vinyl flooring, Low level WC, wall hung wash hand basin with chrome taps, MIRA wall mounted electric shower. Tiled surrounds. Extractor fan. Double panelled radiator.



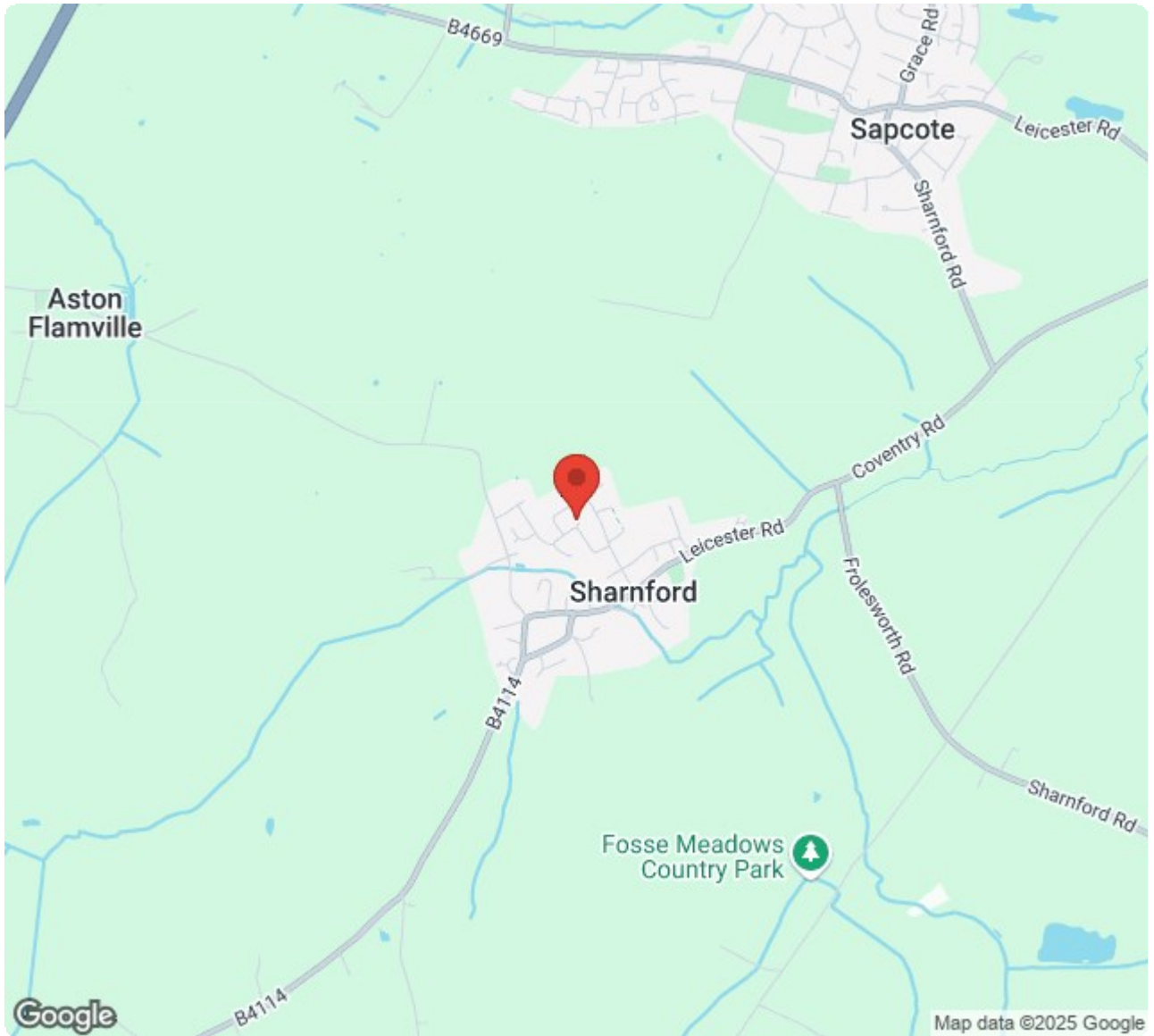
## OUTSIDE

The property is set back from the road with a block paved driveway surrounded by fencing and hedging leading to a single garage with UPVC SUDG double doors, lighting and power. A pedestrian gate leads to the rear garden, there is a concrete slabbed path bordering the outside of the property. The garden is predominantly laid to lawn on a large corner plot, enclosed with fencing. There is a timber workshop style shed, second shed also, raised decorative beds.

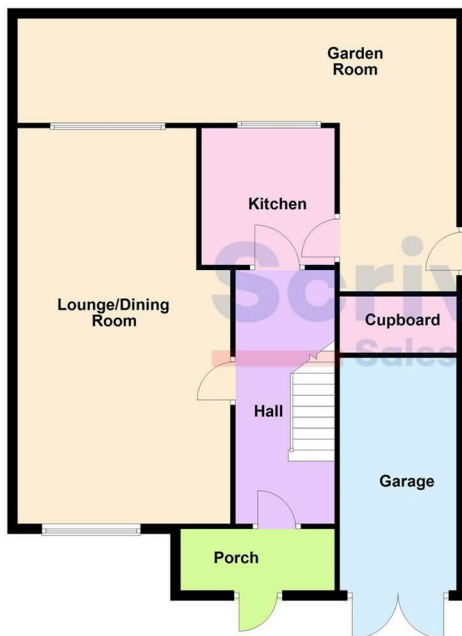








Ground Floor



First Floor



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			
		31	70
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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