

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 W scrivins.co.uk



9 BROOKFIELD, SHARNFORD, LE10 3PB

ASKING PRICE £250,000

A vastly improved and refurbished traditional family home. Sought after and convenient location within walking distance of the village centre including a shop, primary school, public houses, mechanical garage, open countryside and with good access to major road links. Well presented including white panelled interior doors, wooden/ceramic tiled flooring, refitted kitchen and bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge dining room, kitchen, side porch and utility room. 3 bedrooms and bathroom with shower. Wide driveway and well kept rear garden with brick store and shed. Viewing recommended. Carpets included.



TENURE

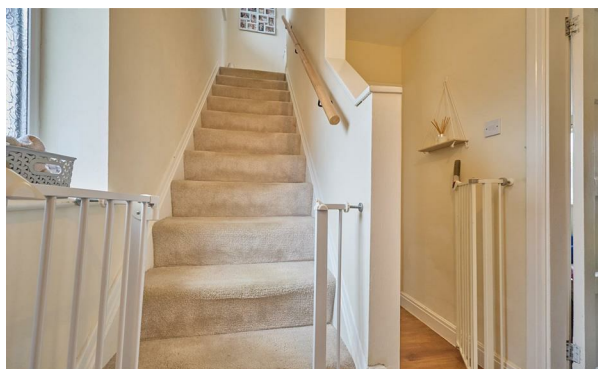
Freehold

ACCOMMODATION

Attractive UPVC SUDG and leaded front door to

ENTRANCE HALLWAY

With oak finished laminate wood stripped flooring, double panelled radiator, stairway to first floor, useful understairs storage cupboard beneath, attractive original panelled interior door to



LOUNGE DINING ROOM TO REAR

20'11" x 11'1" (6.38 x 3.39)

Double panelled radiator, TV aerial point including Sky, UPVC SUDG French door to rear garden.



REFITTED KITCHEN TO FRONT

7'3" x 13'3" (2.22 x 4.04)

With a fashionable range of matt cream fitted kitchen units with soft close doors, consisting of inset one and a half bowl single drainer stainless steel sink unit with mixer tap above and double base unit beneath, further matching range of floor mounted cupboard units and 2 x 3-drawer units, contrasting black roll edge working surfaces above with inset 4-ring stainless steel gas hob unit having single fan-assisted oven with grill beneath, stainless steel chimney extractor above, tiled splash backs, further matching wall mounted cupboard units and one tall larder unit (housing the Baxi gas condensing boiler for central heating and domestic hot water, having a wireless digital programmer, new as of 2023), further integrated appliances include a dishwasher and a larder fridge. Ceramic tiled flooring, wood panelled and etched glazed door leads to a side porch with UPVC SUDG door to the front, further door to



UTILITY AREA

4'3" x 11'6" (1.32 x 3.51)

With floor standing double cupboard in white, black roll edged working surfaces above, further wall mounted cupboard units, appliance recess points, plumbing for automatic washing machine, UPVC SUDG to the rear garden.



FIRST FLOOR LANDING

With loft access, the loft is partially boarded. (having power point).

BEDROOM ONE TO REAR

11'5" x 11'3" (3.48 x 3.45)

With built-in double sliding wardrobe in white, double panelled radiator, TV aerial point.



BEDROOM TWO TO REAR

11'9" x 8'8" (3.59 x 2.65)

With double panelled radiator, built-in single wardrobe.



BEDROOM THREE TO FRONT

8'5" x 8'10" (2.57 x 2.70)

With double panelled radiator.



BATHROOM TO FRONT

10'5" x 5'9" (3.20 x 1.77)

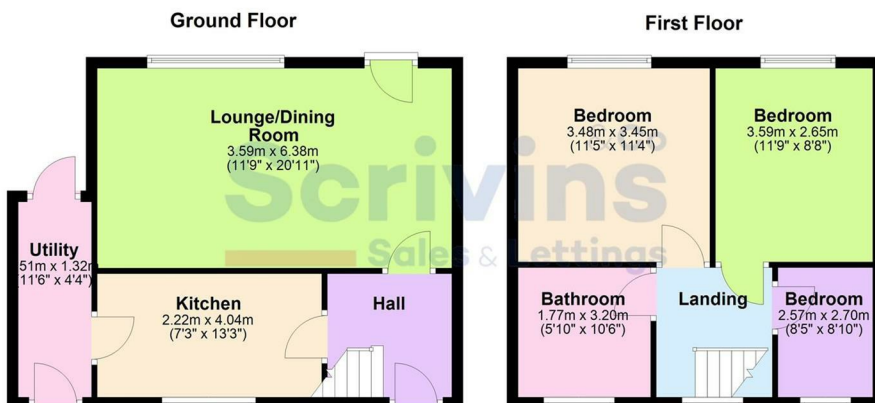
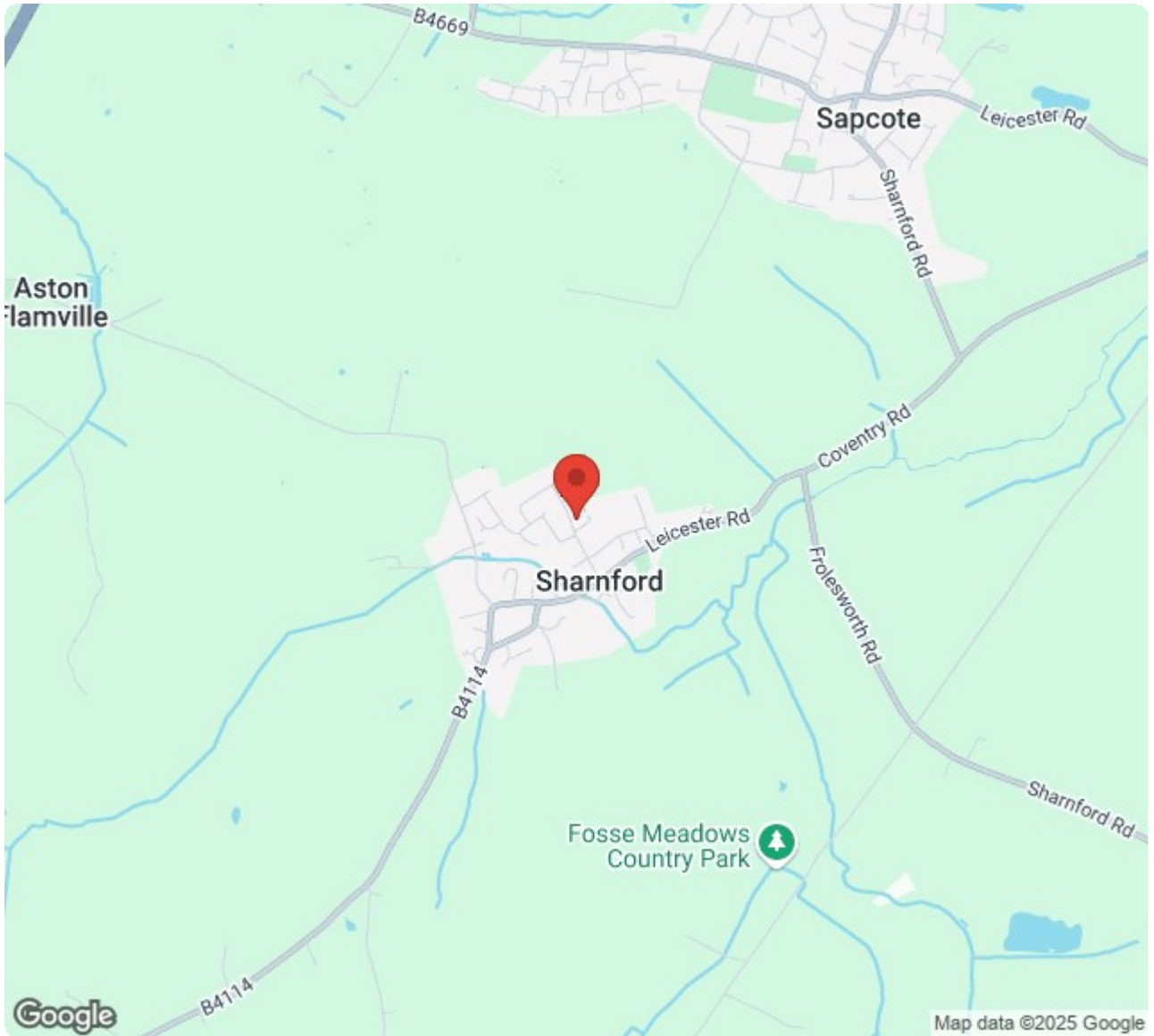
With white suite consisting of p-shaped panelled bath with mains shower unit above, pedestal wash hand basin, low level WC, contrasting tiled surrounds, inset ceiling spotlights, chrome heated towel rail, tile-effect flooring.



OUTSIDE

The property is set well back from the road, having a double-width tarmac driveway to front with surrounding brick retaining wall, beyond which the garden is hard landscaped in astro turf with surrounding block paving and flagstones. There is also an outside tap. A covered side entry leads to the fully fenced and enclosed rear garden which is principally laid to lawn with surrounding pebbled borders, further full-width slabbed patio adjacent to the rear of the property, to the top of the garden is a timber shed, outside lighting.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	70	
(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		82
(81-91) B		
(69-80) C	69	
(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		



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 W scrivins.co.uk