

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



17 MILL LANE, SHARNFORD, LE10 3PS

OFFERS OVER £200,000

NO CHAIN. Spacious traditional family home on a large plot with views over open countryside. Sought after and convenient cul de sac location within walking distance of the village centre including a shop/post office, primary school, public houses, MOT service station and with good access to major road links. Well presented and much improved including original panel interior doors, feature contemporary marble fireplace, modern fitted kitchen and wetroom, gas central heating and UPVC SUDG. Offers entrance hall, lounge, kitchen and rear lobby. Three bedrooms (main with en suite WC) and wetroom. Driveway to front. large sunny rear garden with brick built store and shed. Viewing recommended. Carpets, curtains, cooker and shed included.



TENURE
FREEHOLD

COUNCIL TAX BAND - B
EPC RATING - E

ACCOMMODATION

UPVC SUDG front door with outside solar light to:

ENTRANCE HALLWAY

Wall mounted warm air heater and dog leg stairway to first floor. Attractive white six panel interior doors to:

FRONT LOUNGE

14'8" x 11'10" (4.48 x 3.63)

Feature contemporary marble fireplace and feature archway to side alcove. Radiator and wireless digital thermostat for central heating system. Door to walk in understairs storage cupboard with double power point and quarry tiled flooring. UPVC SUDG bow window to front.



KITCHEN TO REAR

10'7" x 7'6" (3.25 x 2.30)

Range of grey fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer tap above and cupboard beneath. Further matching floor mounted cupboard units and drawers with contrasting walnut finish roll edge working surfaces above and tiled splashbacks. Further matching wall mounted cupboard units including two double display units with glazed doors and one tall larder cupboard. Integrated extractor hood, appliance recess points and plumbing for automatic washing machine. Electric cooker included. Ceramic tiled flooring and radiator.



REAR LOBBY

Wall mounted consumer unit and UPVC SUDG door leading to the rear garden. Door to:

WETROOM TO REAR

6'6" x 7'6" (2.00 x 2.31)

White suite with fully tiled walk in shower, pedestal wash hand basin and low level WC. Contrasting fully tiled surrounds, radiator and wall mounted warm air heater.



FIRST FLOOR LANDING

Loft access.

FRONT BEDROOM ONE

17'7" max x 8'6" max (5.36 max x 2.61 max)

Radiator, full height double airing cupboard housing the Baxi gas condensing combination boiler for central heating and domestic hot water (new as of Jan 2024) with wireless digital programmer. Door to:



EN SUITE CLOAKROOM

3'8" x 3'2" (1.12 x 0.98)

White suite consisting low level WC and wall mounted sink unit.

BEDROOM TWO TO REAR

11'1" x 11'0" (3.40 x 3.37)

Radiator.



BEDROOM THREE TO REAR

8'0" x 7'7" (2.45 x 2.33)

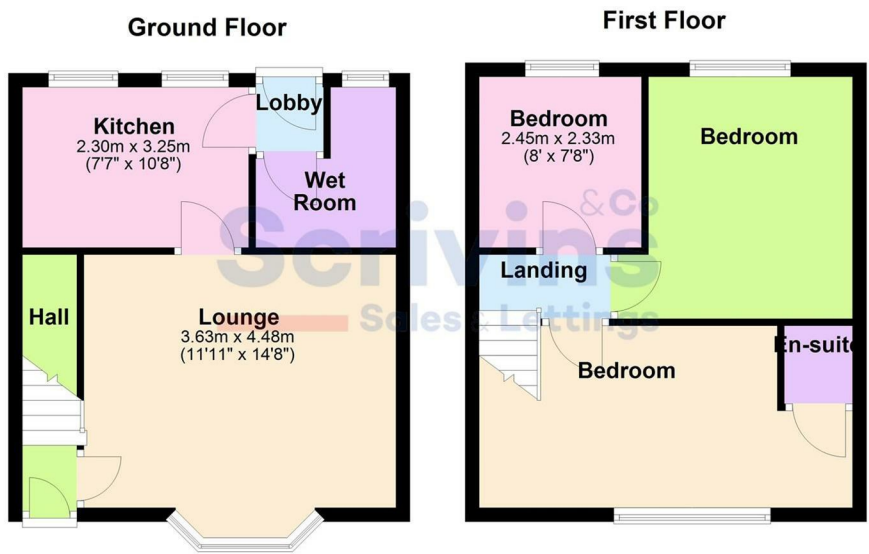
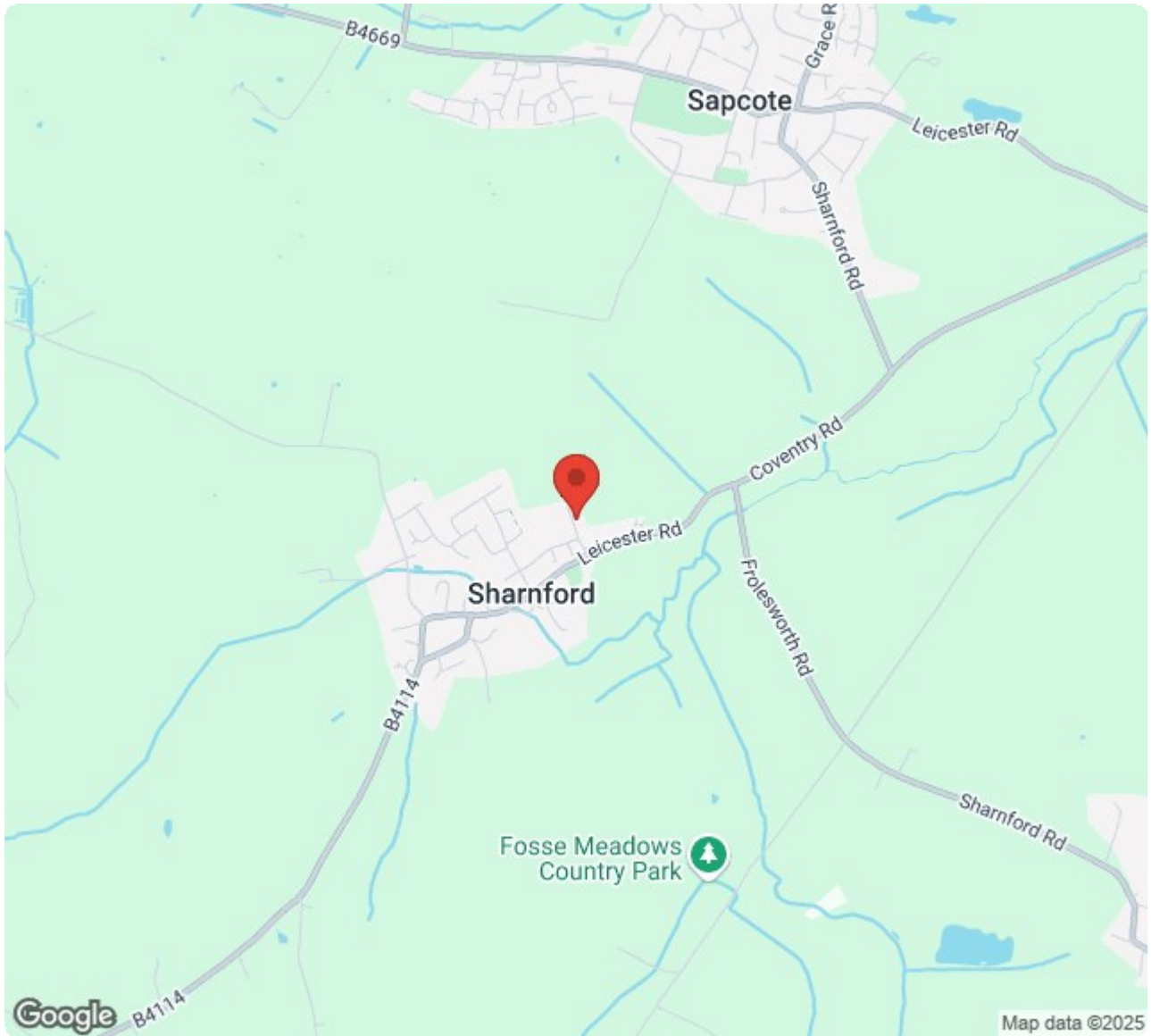
Radiator.



OUTSIDE

The property is nicely situated in a cul de sac, with views over open fields to front. Set back from the road having a full width decorative stone driveway to the front, offering ample car parking. A timber gate and covered shared side entrance gives access to the large mature rear garden which is enclosed with panel fencing and mature hedging. Full width slabbed patio adjacent to the rear of the property, beyond which the garden is principally laid to lawn with surrounding beds. Further slab patio halfway down the garden. Brick garden store, timber shed to the top of the garden with a slabbed storage area and patio. Outside tap and light.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(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		

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

