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Bumble Bee Gardens, Sharnford LE10 3PD

Offers In Excess Of £300,000

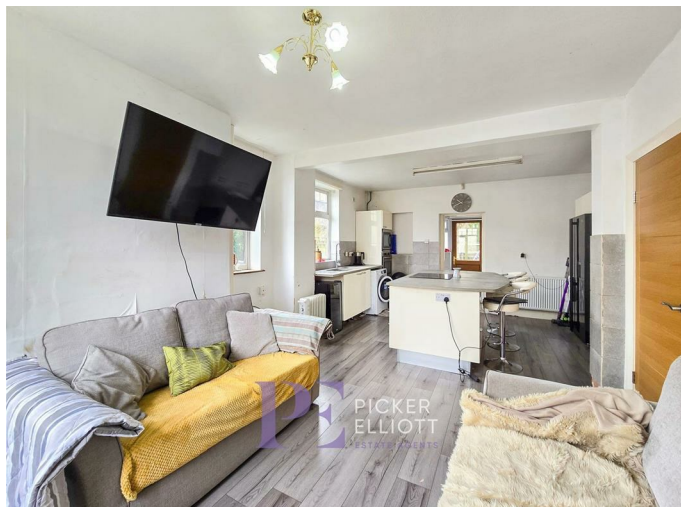
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HINCKLEY, LE10 1DD  
01455 612613

Picker Elliott are delighted to present this individual detached family home, located on Bumble Bee Gardens in the popular village of Sharnford. Briefly comprising an entrance hall, lounge, kitchen/diner, rear lobby with shower, WC, conservatory, three large bedrooms and a family bathroom.

There are drawings available for an extension to the side of the property (STPP). A number of steps have already been taken to obtain planning. To the rear is a private garden that has been laid with artificial grass, creating a low maintenance outdoor space. The property is fully double glazed, and has gas central heating.

EPC Rating F. Council Tax Band C.



## Enter Via Double Glazed UPVC Front Door into

### Entrance Hallway

With central heating radiator, two UPVC double glazed windows, stairs to first floor and access through solid oak doorway to

### Lounge

12'0" (max) x 20'10" (max) (3.673 (max) x 6.351 (max))  
With two central heating radiators, UPVC double glazed window to the front aspect and double glazed sliding doors leading through to

### Conservatory

8'8" x 5'7" (2.645 x 1.717)  
With UPVC double glazed windows and UPVC double glazed doors opening out onto the rear garden.

### Kitchen/Diner

With two UPVC double glazed windows one to the front aspect, one to the side and central heating radiator. There are a range of modern kitchen units seated beneath a squared edge work surface. Stainless steel sink with mixer tap.

### Rear Lobby

With UPVC double glazed door opening to the rear, UPVC double glazed window, shower cubicle with electric shower and access to

### WC

With low level button flush toilet and UPVC double glazed window with frosted glass.

### First Floor Landing

With UPVC double glazed window, loft access, central heating radiator and door into

### Bedroom One

12'0" (max) x 12'0" (max) (3.670 (max) x 3.662 (max))  
With UPVC double glazed window to the front aspect and central heating radiator.

### Bedroom Two

11'11" (max) x 9'9" (3.654 (max) x 2.984)  
With UPVC double glazed window to the rear aspect and central heating radiator.

### Bedroom Three

7'10" x 12'0" (2.404 x 3.661)  
With UPVC double glazed window to the front, central heating radiator and built in wardrobes/storage.

### Bathroom

9'5" (max) x 5'7" (max) (2.877 (max) x 1.716 (max))  
Bath with main shower, pedestal wash basin, low level button flush toilet,, UPVC double glazed window with frosted glass and central heating radiator.

### Outside

#### To The Front of the Property

To the front and side of the property there is a gravelled driveway which could easily accommodate 2 vehicles, lawned area to the front, access to garage via up and over garage door and gated access to

#### Rear Garden

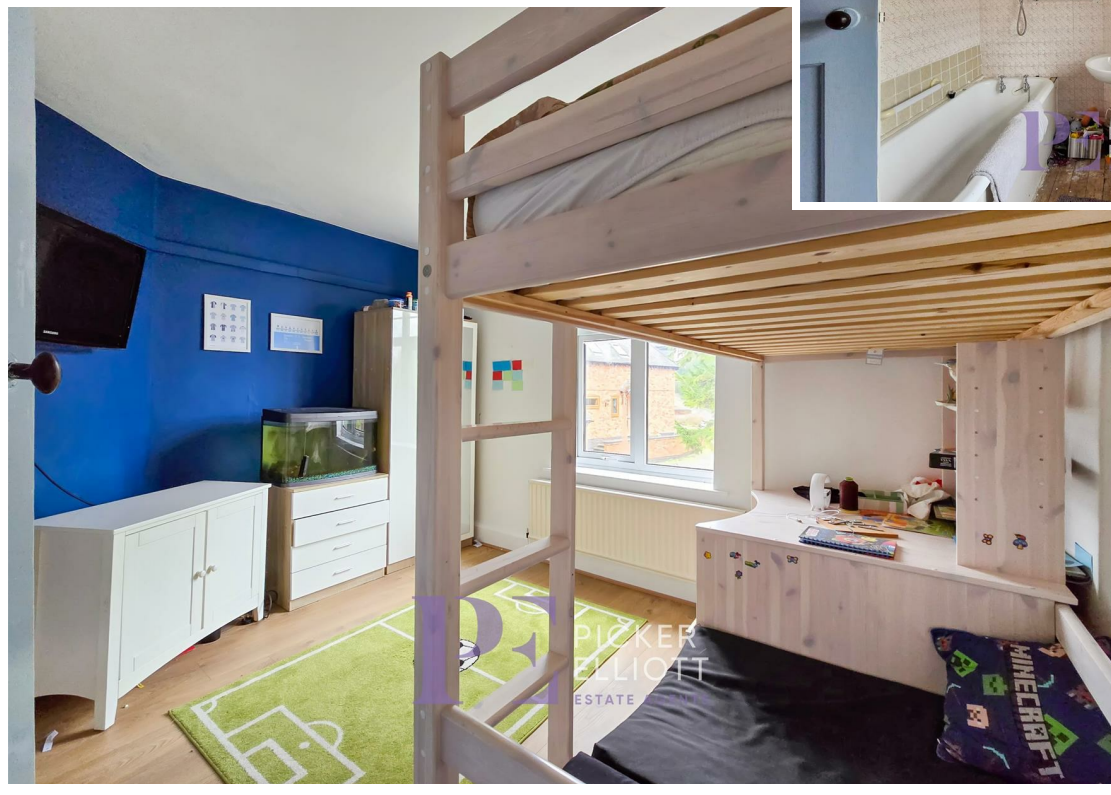
The garden is mainly laid to artificial lawn, timber fencing to all boundaries, rear access to garage, mature borders and mature trees.

#### Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by

their appointed advisers.

5. Where reference is made to planning permissions or potential uses such information is given in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.
6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match expectations you may have of the property.
7. The information in these particulars is given without responsibility on the part of the Sole Agents or their Clients. The particulars do not form any part of an offer or a contract and neither the Sole Agents nor their employees has any authority to make or give any representations or warranty in relation to this property.
8. All main services are understood to be connected but have not been tested by the Agents.
9. We accept no liability for the content of the video and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).
10. Copyright and Social Media: Unless we agree otherwise with you in writing, we hold the copyright on all photographic and video marketing material used to market your home and these should not be reproduced by any third party without our express consent. Furthermore, we reserve the right to use these for marketing initiatives in order to promote your property or the Company. We may use various options for marketing including all social media and mailing campaigns and should you have any concerns relating to this then you should let us know as soon as possible. MONEY LAUNDERING REGULATIONS -In line with current money laundering regulations, prospective buyers who have an offer accepted on a property, will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.



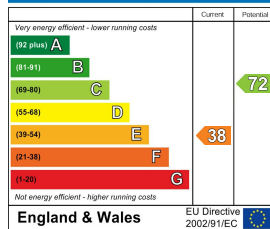


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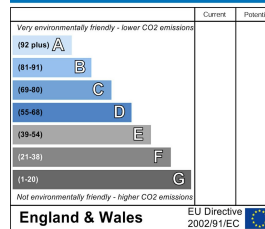


Total Area: 110.9 m<sup>2</sup> ... 1194 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only

**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**



Registered company name: **Picker Elliott LTD**  
 Company registration number: **09153786**  
 VAT Number: **199 0836 58**

