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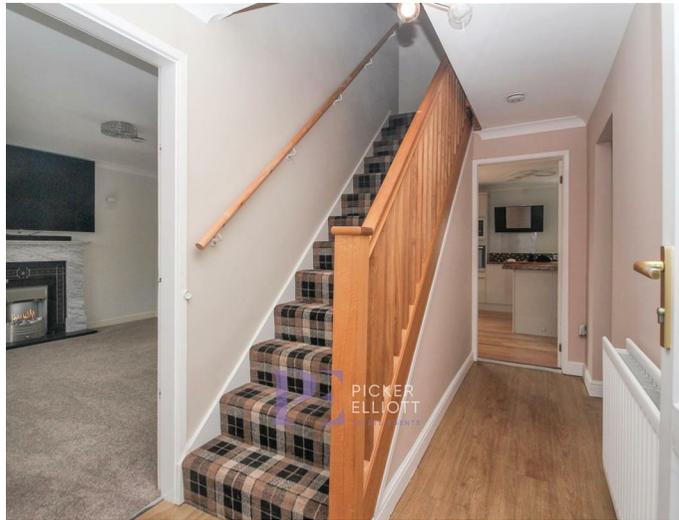
Holyoak Drive, Sharnford LE10 3QA

£460,000

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110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

A very well presented and very spacious detached family home situated within the highly regarded village of Sharnford, located about four miles east of Hinckley, and is near to Aston Flamville, Wigston Parva and Sapcote. The property has been greatly improved and in brief comprises, entrance, reception hall, very spacious lounge, separate family room, impressive living kitchen dining room, large utility room and ground floor cloakroom. To the first floor, there large landing leads to four large bedrooms, one with ensuite facilities, and a refitted family bathroom. Outside, the property occupies a generous corner position with a long drive leading to a large detached double garage. At the rear, there is a good sized mainly lawned garden. NO CHAIN. Council Tax: F. EPC: C



Enter Via Opaque Double Glazed Door to

Enclosed Porch

With double glazed windows, laminate flooring and further opaque double glazed door leading to

Reception Hall

12'8 x 6'11 (3.86m x 2.11m)

With double radiator, oak spindle balustrade and stairs to first floor landing, LVT flooring and doors opening through to

Spacious Lounge

17'2 x 14'9 (5.23m x 4.50m)

With double glazed bow window to front, double radiator, feature stone fire surround and matching hearth with inset gas fire (disconnected) and television point.

Family Room

12'6 x 12'6 (3.81m x 3.81m)

With double glazed bow window to front, double radiator, marble fire surround with black hearth and period style detailing with inset electric fire and television point.

Living Kitchen/Dining Room

27'7 x 12'3 (8.41m x 3.73m)

With an excellent range of contemporary base and wall units, roll edge work surfaces over, tiling to splash back, inset one and a half drainer sink with mixer tap, kick space lighting and floor heater, inset electric Zanussi hob, contemporary Electrolux extractor hood over, built in AEG oven, microwave, central breakfast bar island, space for American fridge/freezer, oak wooden flooring, contemporary vertical radiator, leading through to Living/Dining Area with television point, coving to ceiling, door back to main reception hall, door to useful under stairs storage cupboard, bi folding doors to rear garden, glazed double doors to family room and door to

Utility

9'7 x 8'0 (2.92m x 2.44m)

With base and wall units, double glazed door to rear garden, double glazed window to side, oak flooring, inset one and a half drainer sink with mixer tap, space for tumble dryer, space for dishwasher, space for washing machine, double radiator and door to

Cloakroom

With enclosed low flush WC, vanity sink unit, radiator, inset spotlights, extractor fan and oak wooden flooring.

First Floor Landing

9'6 x 7'3 (2.90m x 2.21m)

With loft access housing boiler, drop down hatch with ladder, being boarded and door to

Bedroom One

12'7 x 13'2 (3.84m x 4.01m)

With double glazed window to front, double radiator, extensive range of wardrobe with dressing table, mirror, bedside tables and bridging unit.

Bedroom Two

11'9 x 9'7 (3.58m x 2.92m)

Double glazed window and radiator.

Bedroom Three

15'3 x 7'7 (4.65m x 2.31m)

With two double glazed windows to front, radiator and door to

En Suite

With low level flush WC, vanity sink unit, tiling to splash back, enclosed shower cubicle with rain effect shower head and hand held shower, extractor fan, inset spotlights, electric shaver point, wall heater and tiled flooring.

Bedroom Four

11'5 x 9'9 (3.48m x 2.97m)

With double glazed window, double radiator and deep built in double wardrobe.

Bathroom

7'2 x 7'6 (2.18m x 2.29m)

With low level flush WC, P shape bath, shower attachment over, vanity sink unit, tiling to surrounding splash back areas, tiled flooring, contemporary radiator, inset spotlights and opaque double glazed window.

Outside

To The Front of the Property

There is a large tarmac driveway providing ample off road parking for several vehicles, leads to large double garage, remainder of front garden has decorative borders with lawn, various shrubs, enclosed by timber fencing and gated side access leading to

Large double garage

18'5 x 20'2 (5.61m x 6.15m)

With electric roller door, roof storage space, power and lighting and rear pedestrian access, ceiling windows

Rear Garden

With large slabbed and decked raised patios, surrounding decorative borders with the remainder of the garden being lawned,. Large timber shed, , second patio area, garden is south facing and enclosed by timber fencing and brick wall with out side electric and water points.

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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.
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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.

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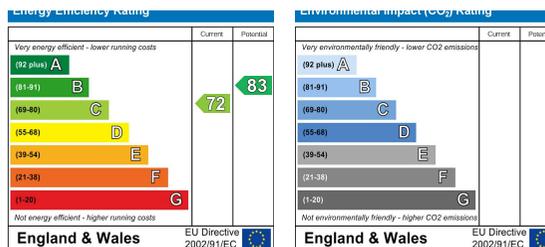


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