

4 Bedroom House - Detached
located on High Lees, Sharnford
Offers Over £390,000

UP Estates



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£390,000

- NO CHAIN
- Spacious Detached Residence
- Circa 2,200 sqft of accommodation
- Four Bedrooms
- Three Reception Rooms
- Corner Plot with Lovely Gardens
- Larger than Average Garage
- Sought After Village Location
- Superb A5 road network commuter spot
- Beautiful Entrance Hallway

NO CHAIN is offered on this fantastic family home, which comes to the market for the first time in over 50 years, and boasts ****Over 2,200 sq ft in all** - Three Reception Rooms - Four Bedrooms - Stunning Reception Hallway**. Located in the desirable village of Sharnford, with very popular local pubs and road links to Leicestershire, Warwickshire and Coventry - this home offers substantial, flexible living accommodation and endless potential opportunities. In a superb spot for commuters, this property has a larger than average garage, impressive hallway that greets you on arrival, and spacious bedrooms. The rear garden is charming, and offers extending lawn, patio section, and wrap around corner plot from the front aspect, as well as off road parking for multiple vehicles. Call us now to arrange your viewing of your forever family home.

PROPERTY INFORMATION SUMMARY

ROOM MEASUREMENTS:

Approximate room dimensions and approximate total floor area are included within our floor plan.

USEFUL MATERIAL INFORMATION:

Approximate Age of the Property: 52 Years

Council Tax Band: E

Local Authority: Blaby

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: TBC

Approx. Total Floor Area: 2,200 sq ft inc garage

Selling Vendors Onward Position: No Chain, Immediate Purchase Available subject to Probate

Heating System: Gas Fired Central Heating

Boiler Age: Installed circa March 2024

Boiler Location: Utility/Laundry Room

Consumer Unit/ Fuse Box Location: Under stair cupboard

Loft Hatch Location & Loft Boarding etc Info: 4 separate loft/eave storage space

Type of Windows: Double Glazed

Garden Orientation: West Facing

Any Rights of Way: N/A

IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for





your co-operation in order that there will be no delay in agreeing the sale.

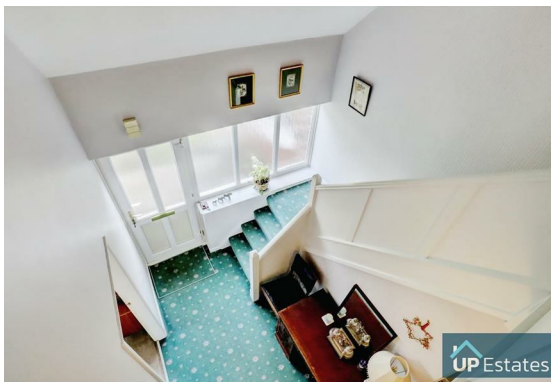
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





High Lees, Sharnford





CONTACT

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