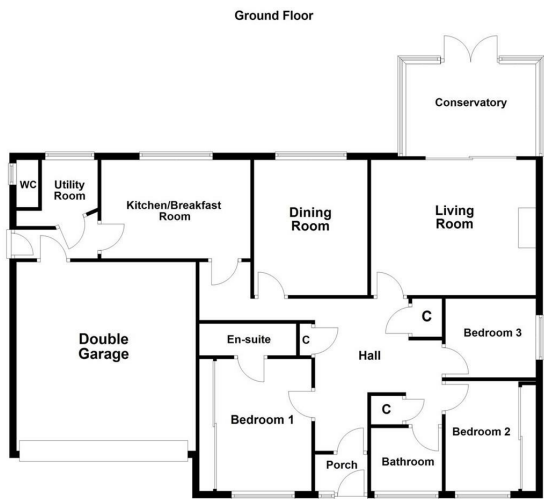


Room Sizes

- Porch**
4'2 x 3'7
- Hall**
17'8 x 14'1
- Bedroom One**
12'8 x 10'9
- En suite**
2'6 x 9'3
- Bathroom**
5'9 x 6'10
- Bedroom Two**
10'5 x 8'9
- Bedroom Three**
8'9 x 7'9
- Living Room**
15'2 x 12'10
- Conservatory**
12'5 x 8'9
- Dining Room**
12'11 x 10'11
- Breakfast Kitchen**
14'0 x 9'4
- Utility Room**
4'6 x 6'3
- WC**
1'10 x 4'0
- Hallway**
7'5 x 3'9
- Double Garage**
16'5 x 17'9
- Loft Space**
30'10 x 13'9



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk
FREE PROPERTY VALUATION Looking to sell? Need a valuation?
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Call us on 0116 2772277 for free advice.
OFFER PROCEDURE If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

The Whiting, Chapel Street, Sharnford, LE10 3PF

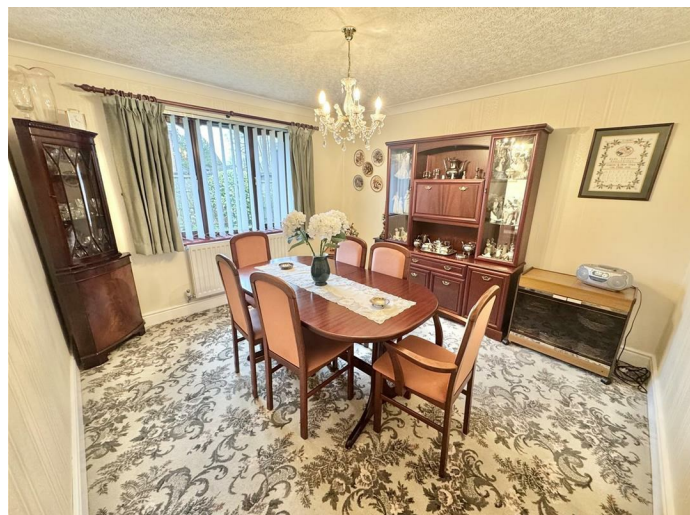
Price Range £425,000

The Story Begins

- Well Presented Detached Bungalow, With No Chain.
- Upvc Double Glazing & Worcester Bosch Condensing Boiler
- Three Bedrooms Master En Suite Shower Room & Bathroom.
- Living Room With Falcon Log Coal Feature Open Fire & Conservatory
- Kitchen Breakfast Room & Dining Room
- Utility Room & Toilet
- Enclosed Rear Garden
- Double Garage With Generous Loft Space
- Private Driveway With Ample Parking, Perfect For Caravan/Motor Home.
- Council Tax Band D | EPC Rating C | Freehold GUIDE PRICE £425,000 - £450,000

Location Is Everything

This fabulous bungalow is set away from the village centre in a non estate position, a real gem. Built by a local builder in 1995. Sharnford is a delightful village approximately four miles east of Hinckley. There are day to day living amenities available and two local public houses, The Sharnford Arms and The Bricklayers Arms. There is a highly regarded village primary school and secondary school options available near by. Surrounded by open countryside there is the wonderful Fosse meadows nature park within walking distance. Sharnford is a convenient place to live with excellent links to the M1, M6 & M69.



Inside Story

Well presented three bedroom detached bungalow. This home is situated down a private driveway with side parking for multiple vehicles. As you enter the property through a porch you are greeted by an inviting entrance hall with doors to each room. To your left, the master bedroom with fitted wardrobes and an en suite shower room comprising of an electric shower, wash hand basin, low level WC and heated towel rail. The other bedrooms are well appointed with fitted wardrobes and cupboards for plenty of storage. Adjacent to the second bedroom is the main bathroom, fitted with a bath with shower over, a wash hand basin, low level wc and a heated towel rail. There is a convenient airing cupboard which also has a heated towel rail perfect for drying laundry. Through the hall you'll find the spacious living room with a feature fireplace for those cosy nights in and sliding doors leading you to the conservatory with French door opening out onto the beautiful garden. There is a formal dining room for when you want to get the family over for meals, with space for a large dining table and chairs this room could be easily transformed into a fourth bedroom if required. Into the kitchen diner, there are plenty of wall and base units, with integrated appliances including a double oven, electric hob and extractor fan, a semi fitted fridge and a dishwasher and a stainless steel sink drainer with space for a table and chairs. Through a door into a small hall with doors to the utility room and double garage. The utility room has a stainless steel sink and drainer, plumbing for a washing machine and space for a tumble dryer and a separate toilet. The double garage is to the front of the home with an up and over electric door and a boarded loft space 30 feet long. Externally the property benefits from an enclosed rear garden with patio and grass, this garden is perfect for enjoying the summer months. There is a shed with electric and a wood store behind.

PRICE GUIDE £425,000 - £450,000

