



Connells
connells.co.uk 01455 230 829
FOR SALE



Property Description

This three bedroom detached property is offered for sale with NO CHAIN, situated within this cul-de-sac position, within the village of Sharnford.

The accommodation comprising to the ground floor of an entrance hallway, lounge through dining room, fitted kitchen, bedroom one and utility/cloak room off the rear lobby. The property benefits from extra storage in way of a lean-to between the house and garage and a well-proportioned conservatory. To the first floor there are two spacious double bedrooms and a family bathroom. To the outside there is a driveway providing off road parking for several vehicles, garage and good size rear garden.

Entrance Hallway

14' x 6' (4.27m x 1.83m)

Having door to front elevation, double glazed window to the front elevation, radiator, under stairs storage cupboard and wooden flooring.

Lounge

12' 11" x 12' 10" (3.94m x 3.91m)

Having newly fitted electric fire, wall lights, radiator, TV and telephone points. Double glazed window to the front and side elevations.

Dining Room

10' x 8' 11" (3.05m x 2.72m)

Having double glazed window to the side elevation, radiator, double glazed patio door leading into the conservatory and internal sliding door into the kitchen.

Kitchen

15' 1" x 8' 10" (4.60m x 2.69m)

Having a range of fitted wall and base units with working surface over, stainless steel sink and drainer, double gas oven and gas hob with cooker hood above, plumbing for dishwasher, radiator and laminate flooring. Double glazed window to the rear elevation and door to the utility room.

Utility Room / WC

7' 1" x 5' 6" (2.16m x 1.68m)

Having hand wash basin and WC, working surface, plumbing for washing machine and central heating boiler. Double glazed window to the rear elevation.

Conservatory

10' 2" x 9' 6" (3.10m x 2.90m)

Brick built construction with UPVC double glazed windows to side and rear. Lino flooring.

Bedroom One

14' 5" x 10' 11" (4.39m x 3.33m)

Having radiator, carpet flooring and double glazed window to the rear elevation.

Landing

8' 9" x 4' 4" (2.67m x 1.32m)

Having radiator, carpet flooring and loft access.

Bedroom Two

13' 1" x 13' 1" (3.99m x 3.99m)

Having radiator, carpet flooring, fitted wardrobes and double glazed window to the side elevation.

Bedroom Three

13' 1" x 10' 11" (3.99m x 3.33m)

Having radiator, carpet flooring and double glazed window to the side elevation.

Bathroom

11' 2" x 7' 1" (3.40m x 2.16m)

Comprising freestanding bath with mixer tap, shower cubicle, wash handbasin and WC, radiator, tiled walls and laminate flooring. Double glazed window to the rear elevation.

To The Outside

To the outside there is a driveway providing off road parking for several vehicles leading to garage. Side access to rear garden via secure lean-to entryway.

The good sized rear garden is mainly laid to lawn with paved patio area. Shrubbery borders and fencing to boundary.

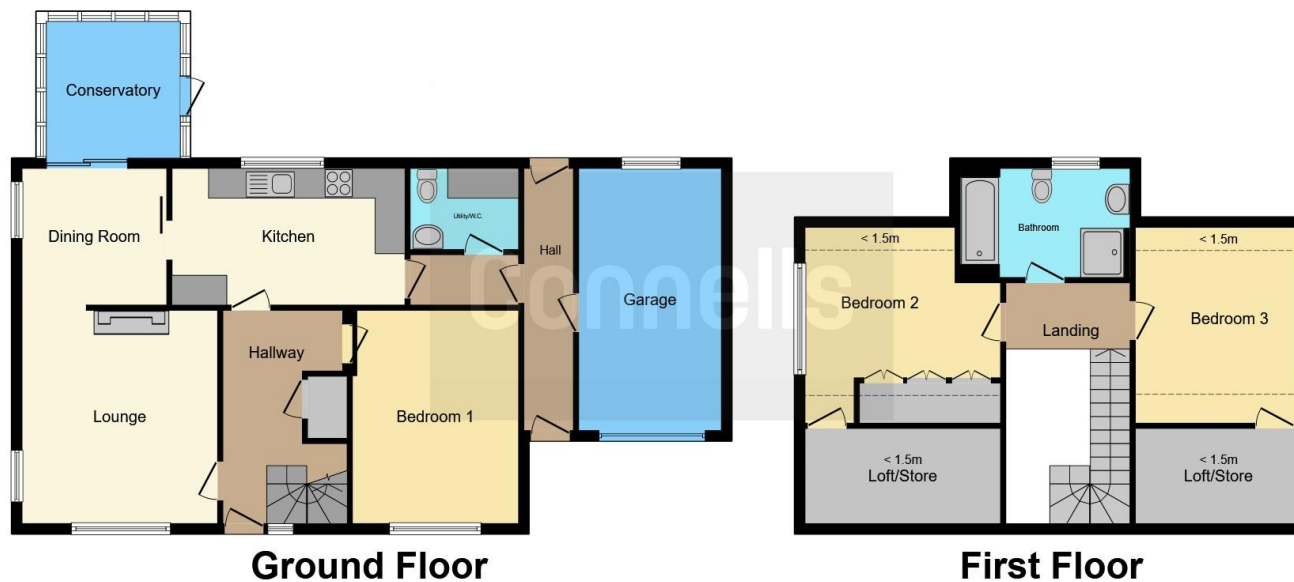
Lean To

17' 1" x 3' 4" (5.21m x 1.02m)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

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Tenure: Freehold



Awaiting Photograph

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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