





Property Description

Tucked away in the charming village of Sharnford, offers a peaceful and picturesque setting that blends rural tranquillity with modern convenience. Located within the Hinckley and Bosworth district, this desirable village location is ideal for those looking to enjoy a slower pace of life while remaining well-connected to nearby towns and cities.

Sharnford boasts a friendly community atmosphere with essential amenities including a village shop, primary school, local pub, and village hall. Additional shopping and leisure facilities can be found in nearby Hinckley, just a short drive away.

The property benefits from excellent road access to the M69 and A5, offering easy routes to Leicester, Coventry, and Birmingham. Public transport options and nearby Hinckley railway station enhance connectivity for commuters.

Families are well catered for, with Sharnford Church of England Primary School within walking distance and a selection of secondary schools in the wider Hinckley area.

Surrounded by open countryside, Sharnford offers scenic walks, cycling routes, and access to beautiful green spaces. It's a great spot for outdoor enthusiasts or anyone who values village life.



Ground Floor

Hallway

Lounge

20' 11" x 11' 1" (6.38m x 3.38m)

Double panelled radiator, TV point, UPVC SUDG French door to rear garden.

Kitchen

7' 3" x 13' 3" (2.21m x 4.04m)

Fully fitted kitchen with wall and base units, one and a half bowl single drainer stainless steel sink unit with mixer tap above, integrated appliances include a gas hob, oven, dishwasher and a larder fridge. Ceramic tiled flooring, door to a side porch with UPVC SUDG door to the front.

Utility Room

4' 3" x 11' 6" (1.30m x 3.51m)

With a range of wall and base units, plumbing for washing machine, UPVC SUDG to the rear garden.

First Floor

Bedroom 1

11' 5" x 11' 3" (3.48m x 3.43m)

With double panelled radiator & window to the rear.

Bedroom 2

11' 9" x 8' 8" (3.58m x 2.64m)

With double panelled radiator & window to the rear.

Bedroom 3

8' 5" x 8' 10" (2.57m x 2.69m)

With double panelled radiator & window to the front.

Bathroom

10' 5" x 5' 9" (3.17m x 1.75m)

Having p-shaped panelled bath with shower unit above, wash hand basin, low level WC, contrasting tiled surrounds, inset ceiling spotlights & chrome heated towel rail.

Outside

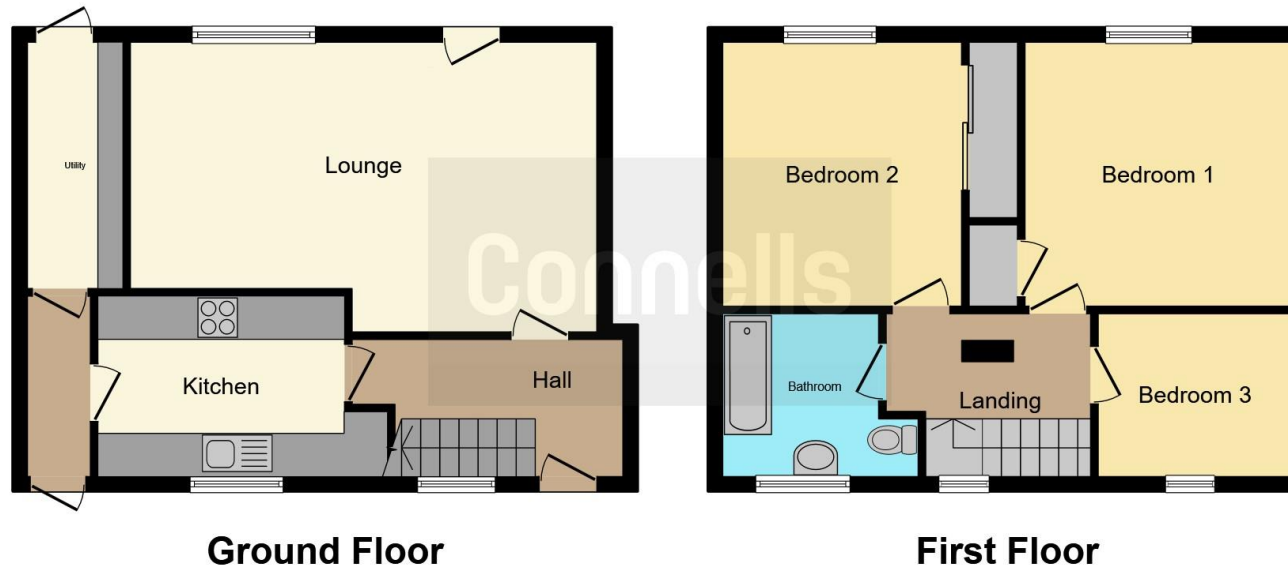
Having a double driveway to front with surrounding brick retaining wall, beyond which the garden is hard landscaped in astro turf with surrounding block paving and flagstones.

A covered side entry leads to the fully fenced and enclosed rear garden which is principally laid to lawn with surrounding pebbled borders, further full-width slabbed patio adjacent to the rear of the property, to the top of the garden is a timber shed, outside lighting.









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88 Castle Street
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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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