



28 Leicester Road, Sharnford, Hinckley, Leicestershire, LE10 3PR

HOWKINS &
HARRISON

28 Leicester Road,
Sharnford, Hinckley,
Leicestershire, LE10 3PR

Guide Price: £415,000

An extended three bedroom detached bungalow finished to a high standard, with garage and beautifully landscaped rear garden. Located in the popular village of Sharnford, the property is within walking distance of facilities and benefits from off-road parking for several vehicles. Offered to the market with no onward chain.

Features

- Spacious hall
- Principal bedroom with modern en-suite
- Three double bedrooms
- Luxury family bathroom
- Study/family room
- Kitchen/breakfast room and utility
- Dual aspect sitting room
- Garage with electric door
- Beautifully landscaped rear garden
- Ample parking
- Village location
- Finished to a high standard
- No chain



Location

Sharnford is a popular village situated nine miles northwest of Lutterworth and four miles to the east of Hinckley. The cities of Leicester and Coventry are in close proximity and the property is conveniently located for the commuter with easy access to the M69, the M1 and the M6. There are rail links from Hinckley station (4 miles approximately), and a fast train service to London and the North from Rugby station (13 miles approximately). In addition, there is easy access to both Birmingham International and East Midlands airports. The village itself has two public houses with restaurants, a garden centre situated on the edge of the village, and St Helens church with village hall. There is also a village pre-school and primary school and a youth club. A footpath leads through to Fosse Meadows Country Park for lovely walks.



Accommodation

A UPVC double glazed door leads through to a useful porch, with attractive polished tiled flooring and leaded windows. A glass panelled door provides access through to the spacious entrance hall, with further polished cream floor tiles, a sky light affording natural light, storage cupboard and doors leading through to the accommodation. The sitting room benefits from dual aspect windows and wood effect laminate flooring, with the focal point of the room being an attractive feature oak fireplace with gas fire inset and polished marble surround and hearth. A door from here leads through to the study/family room with grey wood effect laminate flooring. A feature of this room being a 'tilt and turn' window, which also provides access to the side of the property and overlooks beautiful raised planted borders. From the study, a fire door leads to the garage with electric up and over door. The kitchen has continuation of the polished tiled flooring and is fitted with a range of attractive light oak wall and base cabinets, including drawers with granite effect work surfaces over and under cupboard lighting. Integrated appliances include a built-in double oven, Siemens induction hob with extractor fan over, fridge and a wine cooler. Accessed from the kitchen, the utility room has space and plumbing for additional appliances such as a washing machine, tumble dryer and dishwasher. The family bathroom is fitted with a white suite with a panelled bath, corner low level WC, vanity unit with wash hand basin inset, corner shower enclosure with chrome and glass shower screen, chrome heated towel ladder, heated mirror cabinet and attractive fully tiled walls and flooring. A further guest shower room is fitted along the same design with a shower, corner WC, wash hand basin inset into a vanity unit, mirror with lighting and fully tiled walls and flooring. There are three double bedrooms; The master with an attractive box bay window, fitted wardrobes with frosted glass sliding doors and its own en-suite attached, bedroom two boasts views overlooking the delightful rear garden, with bedroom three being fitted with laminate wood flooring and is currently being used as a snug, with glazed French doors which open fully to the rear garden.





Outside

A block paved drive provides parking for several vehicles in front of the property and garage with electric door. There is pedestrian access to the side via a gate, which leads to a beautifully landscaped private rear garden and a large split level patio with attractive York stone paving. Steps lead to the lawn which is edged with cobbles. There is mature planted sleeper edged borders, a garden shed, outside lighting, cold water tap and power.



Viewing

Strictly by prior appointment via the selling agents. Contact 01455-559203.

Fixtures and Fittings

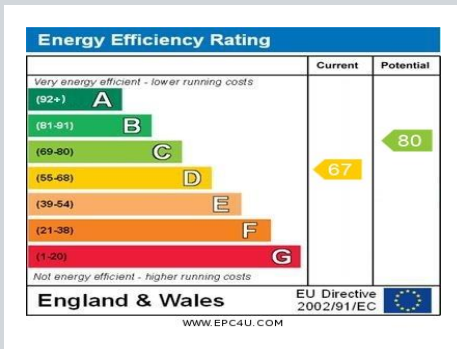
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Blaby District Council. Tel. 0116 275 0555.
Council Tax Band – D.



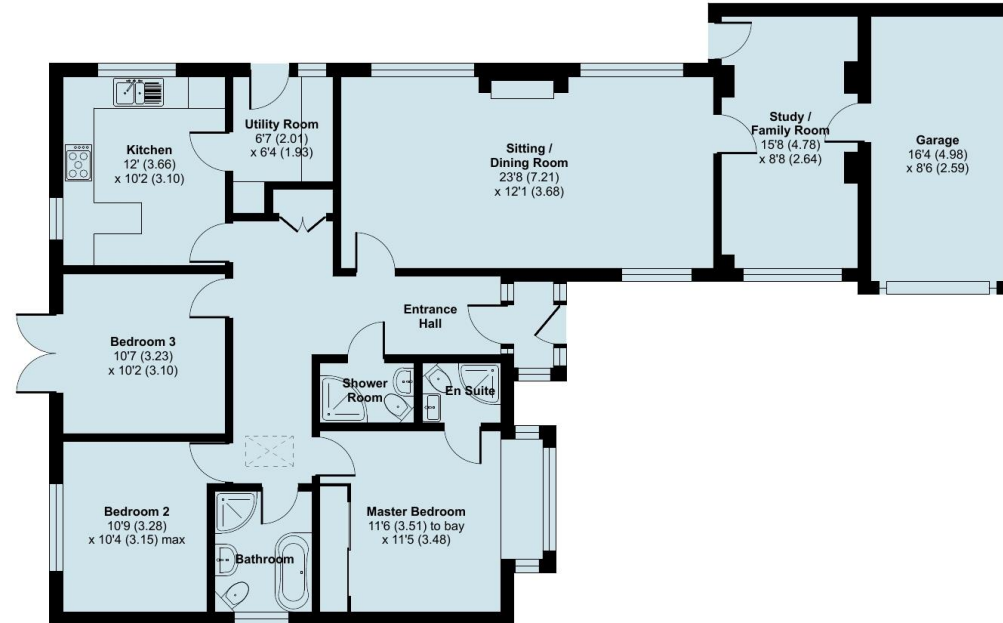
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Approximate Area = 1297 sq ft / 120.4 sq m

Garage = 142 sq ft / 13.2 sq m

Total = 1439 sq ft / 133.7 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Howkins & Harrison. REF: 1088805

Howkins & Harrison

12a Market Street, Lutterworth, Leicestershire LE17 4EH

Telephone 01455 559203
Email lutterworthproperty@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)
Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)
Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)



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