



7 Sharnbrook Gardens, Sharnford, Hinckley, Leicestershire, LE10 3QD

HOWKINS &
HARRISON

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Sharnford, Hinckley,
Leicestershire, LE10 3QD

Guide Price: £475,000

A well-presented four bedroom detached property located in the popular village of Sharnford, situated in a quiet cul-de-sac, boasting two reception rooms, master with en-suite, off-road parking and a double garage. One of the highlights of this property is the mature landscaped rear garden, where there is ample space to sit and enjoy this delightful outdoor space.

Features

- Four double bedrooms
- Master with en-suite shower room
- Two reception rooms
- Downstairs cloakroom
- Utility room
- Kitchen/breakfast room
- Driveway parking in front of a double garage
- Attractive landscaped rear garden



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.



Ground Floor

From under a covered porch, the property opens into the entrance hall, with stairs rising to the first floor and doors leading to the ground floor accommodation including a downstairs cloakroom, fitted with wash hand basin and WC. The sitting room is located to the front aspect, with a box bay window affording plenty of natural light and a flame effect gas fire which provides a welcoming focal point to the room. Glazed double doors open into the dining room, which is light and airy with sliding patio doors providing views over and giving access to the rear garden. These two reception rooms offer a versatile feature being linked by double doors which can be opened up to create a spacious open-plan layout or closed for a more private setting. A door to the side opens into the kitchen/breakfast room which can also be accessed from the entrance hall. The kitchen is fitted with a range of wood effect base and eye level units incorporating a fitted breakfast bar table, along with numerous cupboards and drawers with complementary quartz worksurfaces over. Integrated appliances include a tall fridge/freezer and dishwasher, with fitted appliances including a double oven and an induction hob with extractor hood above. There is tiling to the floor and dual aspect windows flood the space with natural light. A door to one side leads to a utility room where there is space with plumbing for white goods and a further range of kitchen units with Belfast sink. There is a pedestrian door to the integral garage and a door leading out to the garden.



First Floor

The first floor landing has doors to four double bedrooms and the family bathroom. The master suite benefits from a range of built-in wardrobes and its own en-suite shower room, which is fully tiled and comprises of a corner shower enclosure, WC and a wash hand basin inset into a vanity unit with storage beneath and a glass wall mirror with shelving. Bedrooms two and four are located to the rear elevation and enjoy views over the garden, whilst bedroom three is situated to the front aspect, adjacent to the master suite. The bathroom is fully tiled, with wood effect flooring and comprises of a P shaped bath with glass shower screen and shower over, chrome heated towel ladder and a WC and wash hand basin set into a vanity unit with cupboards beneath.



Outside

To the front, the property is screened by mature planting to one side with a block paved driveway providing off-road vehicular parking, in front of the double garage which has a useful built-in storage cupboard with door to the rear. A paved pathway leads alongside the property and a wrought iron gate provides access to the attractive rear garden, which is mainly laid to lawn. The garden has been beautifully landscaped, with well established and mature planted borders, and is well screened by trees giving a distinct private feel. A paved patio runs across the rear of the property, which has a lovely climbing Wisteria, providing an ideal space for outdoor dining and entertaining. Two further, circular paved areas to the side of the garden provide space for outdoor seating.



Viewing

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

Fixtures and Fittings

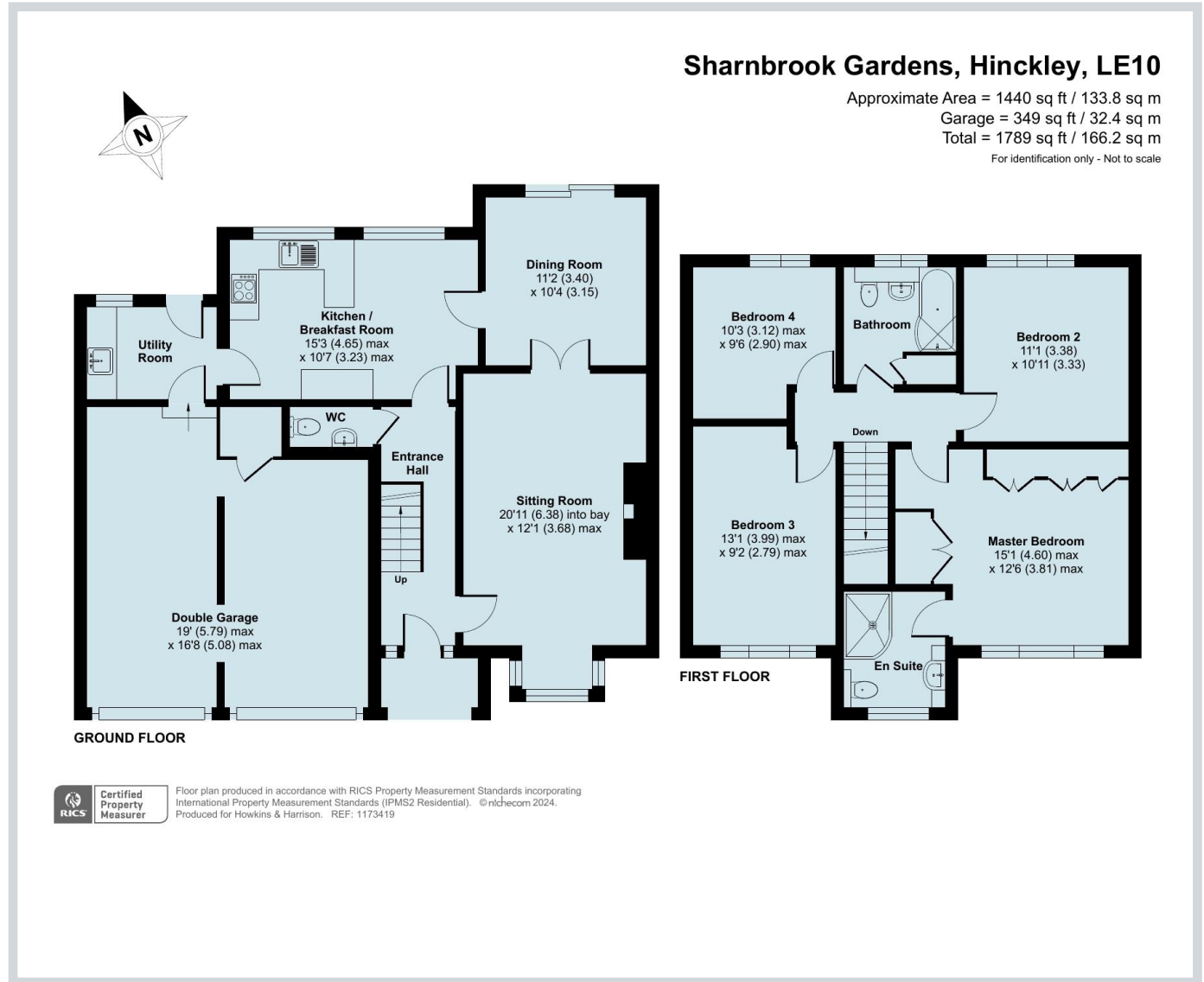
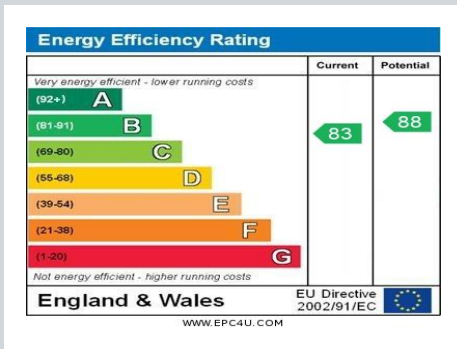
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – E.



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.