



17 Butler Close, Sharnford, LE10 3QE  
£345,000

wards  
Residential



Freehold. A superbly presented 2018 built three bedroom semi-detached property, located in the sought after village of Sharnford. Constructed by builders of high repute, Brampton Valley Homes, the property has been finished to a high specification to include oak internal doors and granite working surfaces. Within easy walking distance of Sharnford's wide variety of amenities, the accommodation briefly comprises: Ground Floor: Entrance Hall, Kitchen, Living Room. First Floor: three Bedrooms, Master with Ensuite and Family Bathroom. Externally, to the front elevation there is a block paved driveway and lawned front garden, with path leading to the front door. To the rear, there are good sized landscaped gardens, with a garage to the rear of the plot, benefitting from double gated access to the road. Gas fired central heating and UPVC triple glazed windows.

### Hall

With composite front door and oak internal doors. Carrara Blanco Brillo tiling to the floor.

### Kitchen

**3.62 x 3.12 Metres**

Fitted with a range of contemporary grey base and wall units with grey glitterstone granite working surfaces over and Franke grey one and a half sink with drainage grooves. Integrated appliances include a double oven with microwave function, induction hob with extractor over, integrated fridge/freezer and washing machine. Tiled flooring continues from the Hall. UPVC triple glazed window to the front elevation.

### Lounge / Diner

**4.69 x 5.58 Metres**

With UPVC triple glazed French doors and a window to the rear and further window to the side elevation.

### WC

Fitted with a two piece white suite comprising wash hand basin and concealed cistern WC. Heated towel rail and extractor fan. Tiled splashbacks and tiled flooring continues from the Hall.



## Landing

With loft access hatch, overstairs store, airing cupboard with Worcester water cylinder and UPVC triple glazed window to the side elevation.

## Master Bedroom

3.34 x 3.49 Metres

With sliding wardrobe with a mirror finish and additional double wardrobe. UPVC triple glazed window to the front elevation.

## Ensuite

2.17 x 1.56 Metres

Fitted with a three piece white suite comprising wash hand basin, concealed cistern WC and shower in a cubicle. Heated towel rail and extractor fan. Beige floor tiling, half height tiling to the walls, full height tiling around the shower cubicle.

## Bedroom 2

3.55 x 3.72 Metres

UPVC triple glazed window to the rear elevation.

## Bedroom 3

2.72 x 2.25 Metres

UPVC triple glazed window to the rear elevation.

## Bathroom

1.98 x 2.12 Metres

Fitted with a three piece white suite comprising wash hand basin, concealed cistern WC and bath with shower over. Shaver socket, heated towel rail and extractor fan. Grey tiled flooring, black half height wall tiling with contrast grey stripe, full height to bath area. UPVC triple glazed window to the front elevation.







## Outside

The gardens are a fantastic feature of the property.

To the front elevation, there is a block paved driveway with a lawned area and dwarf hedging adjacent to the property. There is a paved path leading to the front door and the gated front access to the garden.

To the rear elevation, the gardens are enclosed by timber fencing and benefit from gated access from the front elevation and double gates to the side elevation, leading to the SINGLE GARAGE (3.38m x 6.29m) which benefits from power and lighting. The gardens themselves are predominantly laid to lawn with attractive planted beds. There is a patio area adjacent to the rear of the house which benefits from an electric awning.



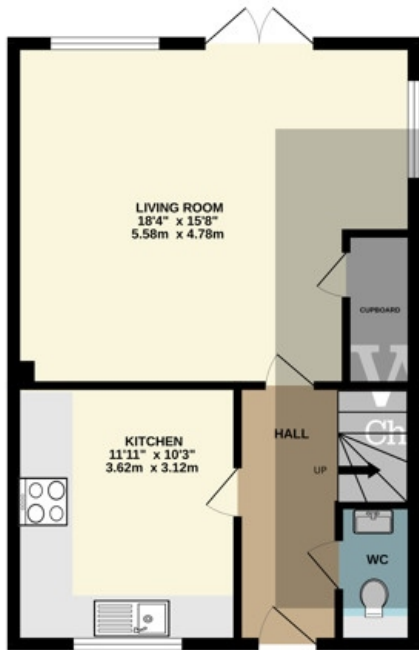
**EPC Rating - B(83)**

**Council Tax Band - B**

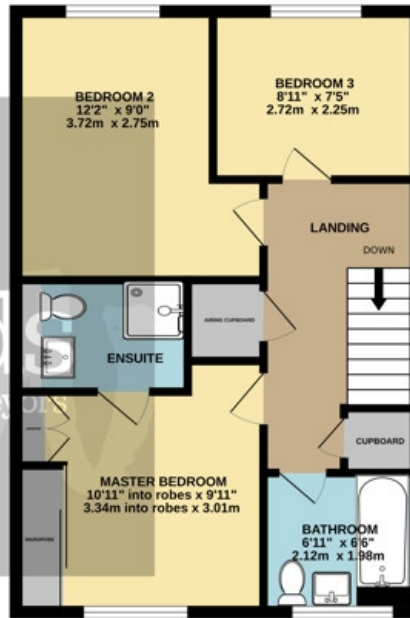
**Call 01455 251771 to make an appointment to view this property**



GROUND FLOOR  
504 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA: 1007 sq.ft. (93.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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