

CASTLE ESTATES

1982

**A SPACIOUS THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE WITH
OPEN COUNTRYSIDE VIEWS TO REAR SITUATED IN A POPULAR VILLAGE
LOCATION**



4 HIGH LEES SHARNFORD LE10 3PW

Offers In The Region Of £265,000

- Entrance Hall
- Separate Dining Room
- Kitchen
- Family Bathroom
- Private Rear Garden With Countryside Views
- Spacious Lounge
- Ground Floor Shower Room
- Three First Floor Double Bedrooms
- Ample Off Road Parking & Garage
- NO CHAIN - VIEWING ESSENTIAL



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VIEWING

By arrangement through the Agents.

DESCRIPTION

This spacious semi detached family residence enjoys beautiful open countryside views to the rear. Viewing is essential.

The accommodation boasts entrance hall, spacious lounge, separate dining room, kitchen and ground floor shower room. To the first floor there are three double bedrooms and a family bathroom. Outside the property has ample off road parking leading to an integral garage, lawned gardens front and rear.

It is situated near to the heart of the popular village of Sharnford with its shop with post office, schools and amenities. Commuting via the A5/M69 makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

More specifically the well planned, gas fired centrally heated and double glazed accommodation comprises:

COUNCIL TAX BAND & TENURE

Blaby Council - Band B (Freehold).

HALL

18'8" x 6'2" (5.7m x 1.9m)

having under stair storage cupboard and central heating radiator.



LOUNGE

15'8" x 11'9" (4.8m x 3.6m)

having feature stone fireplace with living flame gas fire, central heating radiator, tv aerial point and aluminium double glazed window to front.



LOUNGE



DINING ROOM

20'0" x 9'10" (6.1m x 3m)

having central heating radiator and aluminium double glazed window to rear overlooking the garden and views beyond.



INNER HALL

SHOWER ROOM

having shower cubicle with shower over, low level w.c., pedestal wash hand basin and central heating radiator.



KITCHEN

13'9" x 7'10" (4.2m x 2.4m)

having range of fitted units including base units, drawers and wall cupboards, inset sink with chrome taps, space and plumbing for washing machine, space for electric oven, central heating radiator, upvc double glazed window to rear and door to side of the property.



FIRST FLOOR LANDING

having storage cupboard housing the gas fired combination boiler for central heating and domestic hot water.

BEDROOM ONE

15'1" x 12'1" (4.6m x 3.7m)

having under eaves storage, central heating radiator and upvc double glazed window to front.



BEDROOM TWO

10'2" x 10'2" (3.1m x 3.1m)

having central heating radiator and upvc double glazed window to rear with countryside views.



BEDROOM THREE

10'2" x 9'10" (3.1m x 3m)

having central heating radiator and upvc double glazed window to front.



BATHROOM

having panelled bath with chrome taps, low level w.c., pedestal wash hand basin with chrome tap, heated towel rail and splashbacks.



OUTSIDE

There is direct vehicular access over a tarmac driveway with standing for several cars leading to INTEGRAL GARAGE (4.9M X 3.1M) having electric door, power and light. A lawned foregarden. Pedestrian access to a private lawned rear garden with patio area, mature shrubs, flower borders and trees, well fenced boundaries. Open countryside views to rear.



OUTSIDE



OUTSIDE



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
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Floor 0



Floor 1

PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm
