



Profiles Estate Agents

1 St. Helens Close

Sharnford, Hinckley, LE10 3NT

Offers In The Region Of £230,000



A 3 bedroom semi detached house, located in the village of Sharnford, additional benefits of gas central heating, PVCu double glazing, bathroom with shower, detached garage, 4 car driveway and vacant possession.

Conveniently located close to all local amenities and accessible for commuting to all major road links such as the A5, M69, M1 and M6.

NO CHAIN.



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Fully enclosed porch. 6'9" x 4'3" (2.08 x 1.31)

Double glazed door, double glazed side window and tiled floor.

Reception hall. 11'3" x 6'2" (3.44 x 1.88)

Easy tread staircase to first floor and radiator.

Through lounge / dining room. 25'7" x 12'2" (max). (7.80 x 3.73 (max).)

Feature fireplace with tiled surround, PVCu double glazed windows and radiators.

Breakfast kitchen (rear). 12'9" x 8'1" (3.90 x 2.47)

Range of base and wall units (4 base and 2 wall), associated work surfaces, double tall cupboard, PVCu double glazed window, under stairs cupboard with obscure PVCu double glazed window and radiator.

Rear porch 8'8" x 6'2" (2.65 x 1.90)

Plumbing for a washing machine and wall mounted gas fired 'Glow Worm Energy 25i' boiler.

First floor landing. 11'7" x 8'3". (3.54 x 2.52.)

PVCu double glazed side window and roof void access hatch leading to fully boarded roof void.

Bedroom 1 (front). 14'1" x 10'2" (4.31 x 3.12)

PVCu double glazed window and radiator.

Bedroom 2 (rear) 10'6" x 10'2" (3.22 x 3.12)

PVCu double glazed window and radiator.

Bedroom 3 (front). 8'2" x 7'11" (2.50 x 2.43)

PVCu double glazed window and radiator.

Bathroom (rear). 8'2" x 5'2". (2.51 x 1.60.)

Full suite, panel bath with mixer shower, wash hand basin, low flush wc, airing cupboard, obscure PVCu double glazed window and radiator.

Outside

Low maintenance front garden with 4 car driveway and side gated access.

Enclosed rear garden with lawn, patio area and brick store.

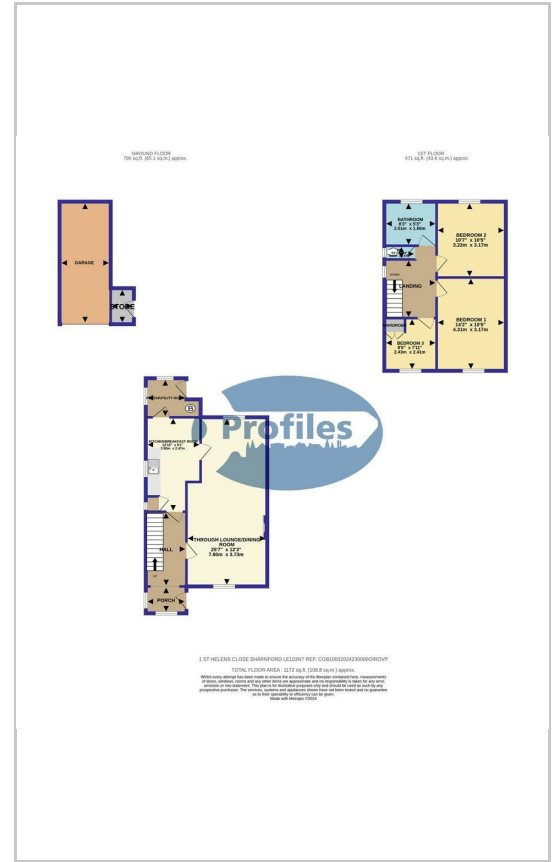
Detached garage 16'5" x 8'0" (5.01 x 2.46)

With up and over door.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

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