

CASTLE ESTATES

1982

A SPACIOUS, TASTEFULLY PRESENTED AND MUCH IMPROVED THREE BEDROOMED DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR VILLAGE LOCATION



**13 HENSON WAY
SHARNFORD LE10 3PN**

Offers Over £425,000

- Impressive Hall
- Attractive Lounge To Front
- Utility Room
- Three Good Sized Bedrooms & Nursery/Bedroom 4
- Ample Off Road Parking
- Useful Study/Office
- Open Plan Living Kitchen & Garden/Playroom
- Ground Floor Shower Room
- Family Bathroom
- Well Tended Rear Garden



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In the popular village of Sharnford, this beautifully presented detached house on Henson Way must be viewed to fully appreciate its size of accommodation, wealth of highest quality fixtures and fittings.

Upon entering, you are greeted by an impressive hall with useful study/office off, attractive lounge to front, superb open plan living kitchen opening through to garden/play room, separate utility room and a ground floor shower room. To the first floor there are three good sized bedrooms, further bedroom/nursery and a family bathroom. Outside the property has ample off road parking and a mature well tended rear garden.

It is situated conveniently for Sharnford village centre with local shops, schools and amenities. Commuting via the M1, M69 and A5 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

COUNCIL TAX BAND & TENURE

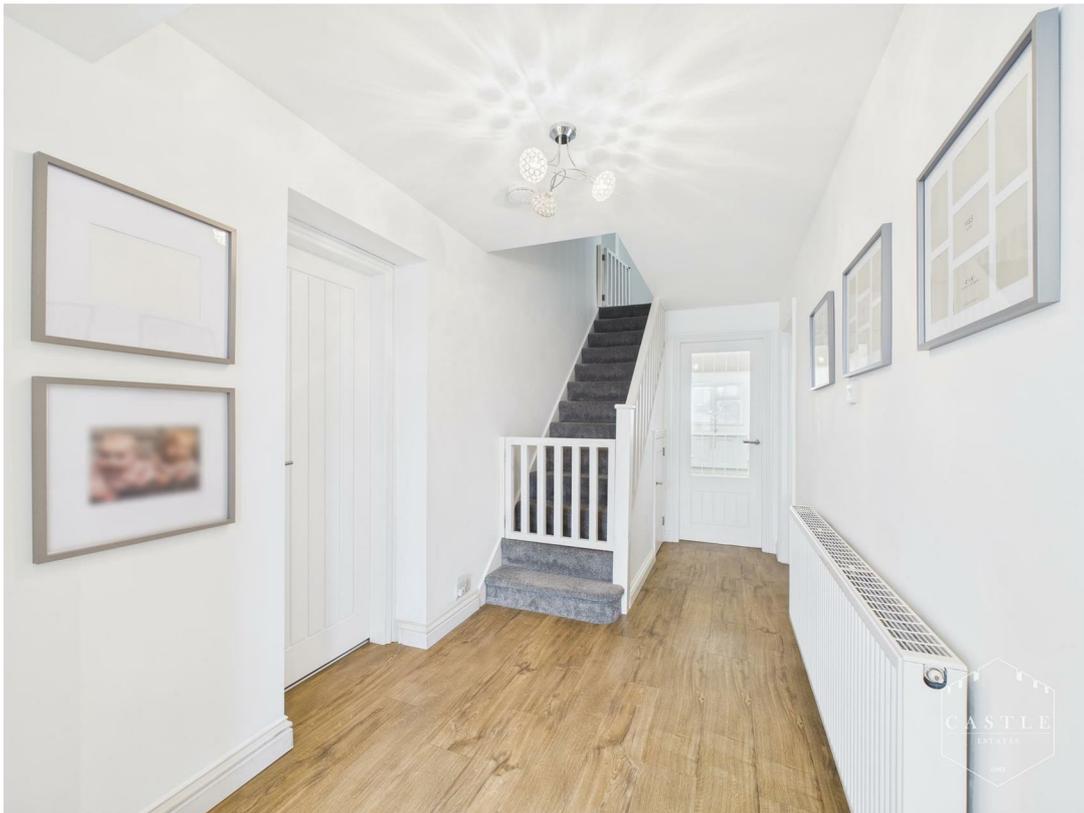
Blaby Council - Band C (Freehold).

ENTRANCE HALL

18 x 5'8 (5.49m x 1.73m)

having composite front door with obscure glass and side window, wood effect flooring, built in storage cupboard and central heating radiator. Feature staircase to First Floor Landing.





OFFICE/STUDY

9' x 5'8 (2.74m x 1.73m)

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



LOUNGE

13'1 x 12'5 (3.99m x 3.78m)

having feature fireplace with log burning stove and beam over, central heating radiator and upvc double glazed bow window overlooking the front.



OPEN PLAN LIVING KITCHEN

21'8 x 18'10 (6.60m x 5.74m)

having an excellent range of fitted Shaker style units including base units, drawers and wall cupboards, quartz work surfaces and upstands, inset sink with mixer tap, built in oven, central island unit with hob and fitted cupboards beneath, integrated fridge freezer, wood effect flooring, inset LED lighting and two sky lights, central heating radiator, feature media wall with space for tv, in built shelving and contemporary gas fire. Opening through to Garden/Play Room.







OPEN PLAN LIVING KITCHEN - GARDEN/PLAYROOM

having large sky lantern, inset LED lighting, wood effect flooring, designer central heating radiator, upvc double glazed window and bi-fold doors opening onto Garden.



UTILITY ROOM

11'3 x 5'2 (3.43m x 1.57m)

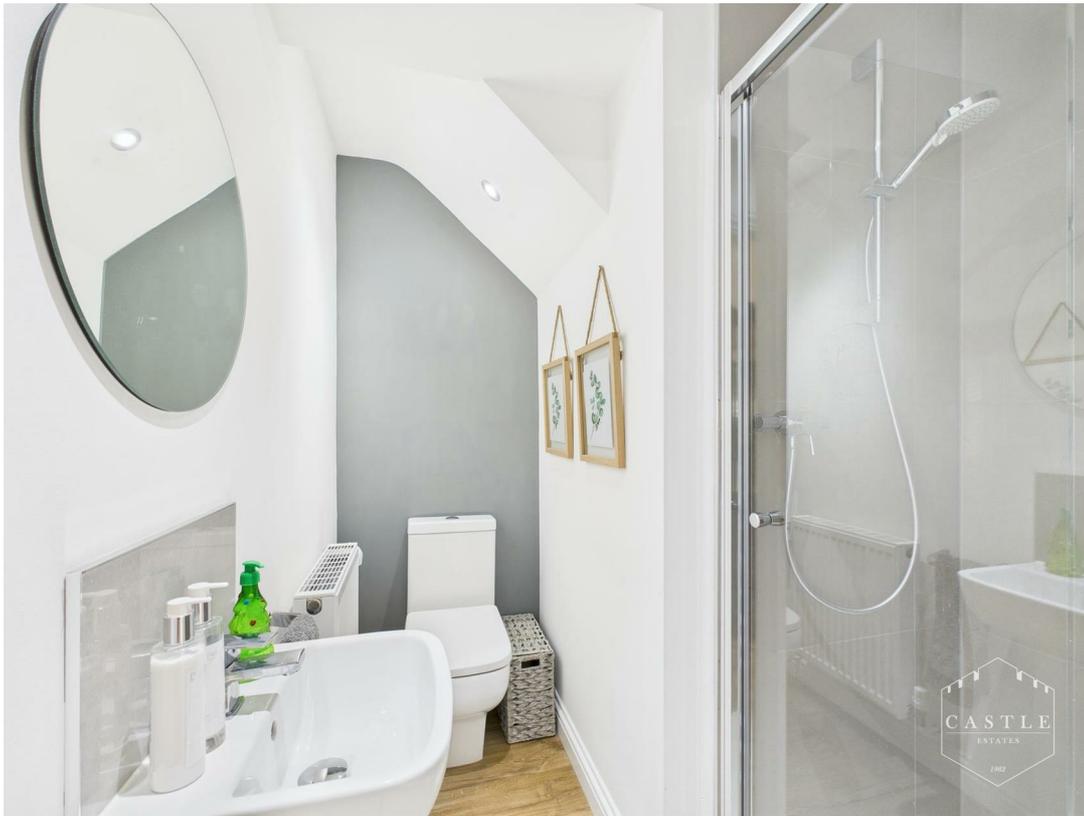
having fitted base and wall unit, flyover work surface with space and plumbing for washing machine and tumble dryer beneath, central heating radiator, wood effect flooring and upvc double glazed window to rear.



SHOWER ROOM

6'4 x 2'9 (1.93m x 0.84m)

having shower cubicle, pedestal wash hand basin, low level w.c., wood effect flooring, central heating radiator and inset LED lighting.



FIRST FLOOR LANDING

9'1 x 6'4 (2.77m x 1.93m)

having spindle balustrading, built in storage cupboard and access to the roof space.

BEDROOM ONE

10'11 x 10'11 (3.33m x 3.33m)

having range of fitted wardrobes, central heating radiator, tv aerial point and upvc double glazed window to front.



BEDROOM TWO

14'8 x 9 (4.47m x 2.74m)

having central heating radiator, built in storage cupboard and two upvc double glazed windows to front.



BEDROOM THREE

12'2 x 9'8 (3.71m x 2.95m)

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



NURSERY/BEDROOM FOUR

10'3 x 5'9 (3.12m x 1.75m)

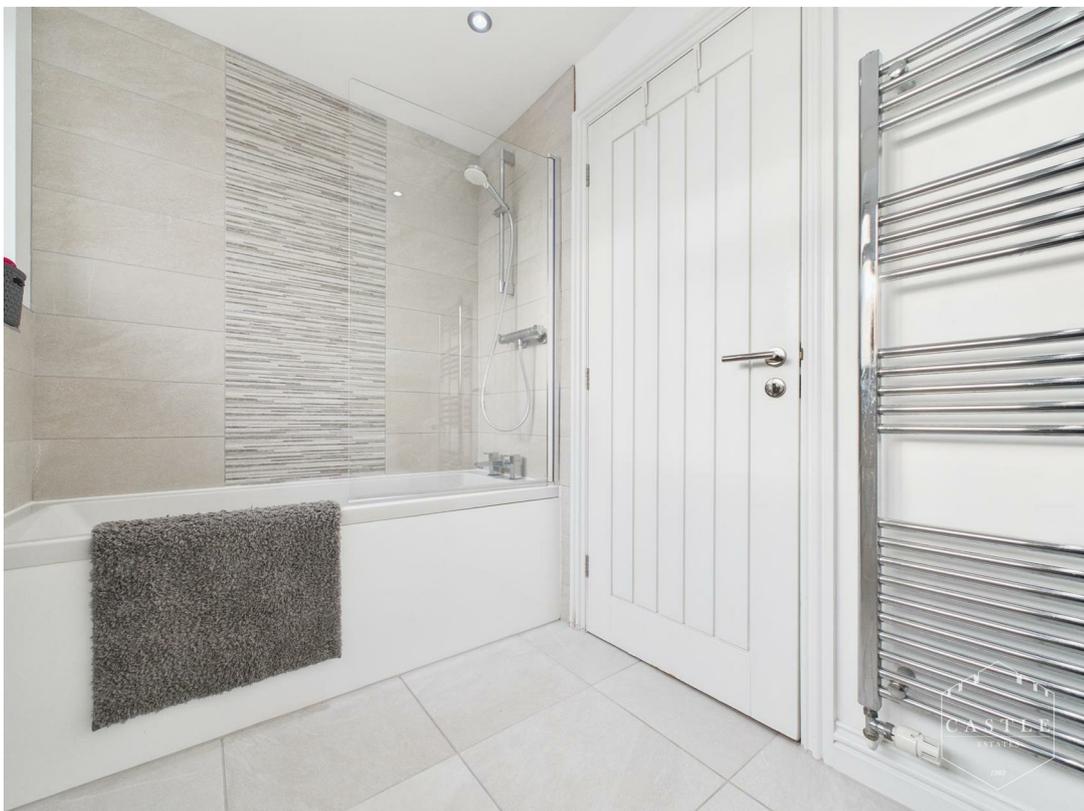
having built in wardrobes, inset LED lighting, central heating radiator and upvc double glazed window to rear.



FAMILY BATHROOM

9 x 5'3 (2.74m x 1.60m)

having panelled bath with shower over and glass screen, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, chrome heated towel rail, inset LED lighting, extractor fan and upvc double glazed window with obscure glass to rear.



OUTSIDE

There is direct vehicular access over a tarmac driveway with standing for several cars. A fully enclosed mature rear garden with patio area, lawn, well fenced boundaries and outside lighting.





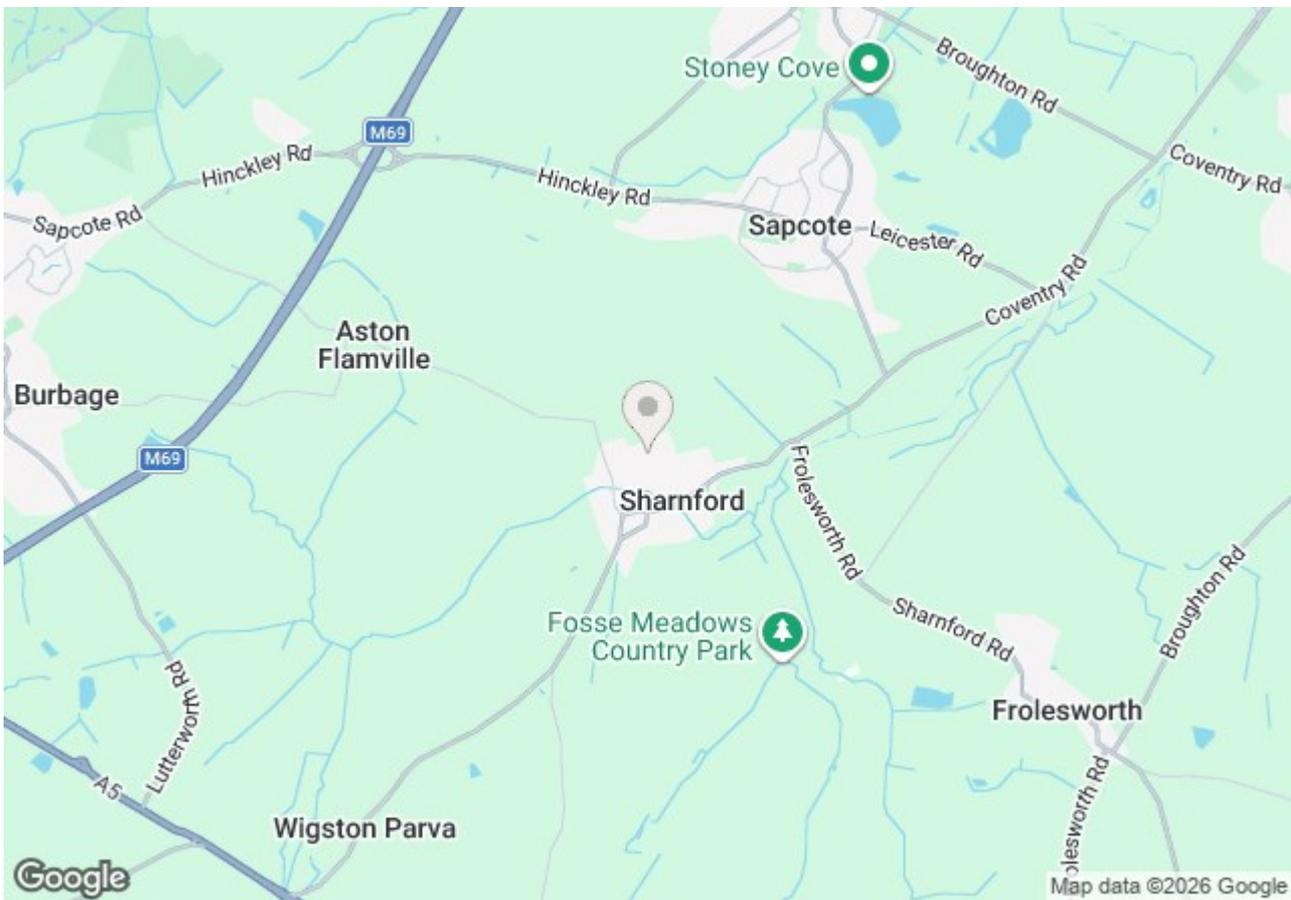
Energy Efficiency Rating

	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	

73 → 78

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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(81-91) B		
(69-80) C		
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Floor 0



Floor 1

Approximate total area⁽¹⁾
1507 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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
