



**Connells**

Luray Chapel Lane  
Sharnford Hinckley



## Property Description

Charming Detached Home in a Picturesque Village Setting

Occupying a desirable position on the ever-popular Chapel Lane in the heart of Sharnford village, offers a wonderful blend of countryside charm, privacy, and everyday convenience.

This attractive home is ideal for buyers seeking a peaceful village lifestyle while remaining within easy reach of Hinckley, major road links, and surrounding market towns.

Located in the highly regarded village of Sharnford, known for its strong community feel and rural surroundings.

Walking distance to the village pub, church, and scenic countryside footpaths. With easy access to Hinckley, Sappcote, and Stoney Stanton for shops, schools, and amenities.

Excellent commuter links via the A5, M69 and A47, connecting Leicester, Coventry, and Birmingham as well as an easy access to Hinckley, Lutterworth and Rugby offering rail links to London.

Close to open countryside, ideal for walkers, cyclists, and outdoor enthusiasts. Well-regarded local schooling options nearby.

Combining space, privacy, and charm with excellent accessibility. A perfect home for those seeking a quieter pace of life without sacrificing convenience.

## Entrance Hallway

Welcoming entrance hallway providing access to:

## Kitchen/Dining Area

A well-appointed and fully fitted kitchen/dining area offering ample storage and workspace. Featuring a range of wall and base units, sink unit positioned beneath a double-glazed window, integrated appliances including fridge and freezer, and space for dining.

## Lounge

A spacious and inviting open-plan lounge, flooded with natural light. The room benefits from a dual-fuel log burner, double-glazed windows, and French doors opening out to the rear garden.

## Bedroom 1

A generously sized double bedroom with carpeted flooring, fitted wardrobes, a double-glazed window, and the added benefit of a modern en-suite shower room.

## En-Suite

Comprising a corner shower enclosure, wash hand basin with storage drawers beneath, WC, utility cupboard, and a window to the rear.

## Bedroom 2

A well-proportioned bedroom featuring carpeted flooring and a double-glazed window.

## Bedroom 3

Another good-sized bedroom with carpeted flooring and a double-glazed window.

## Bedroom 4/Study

A versatile room suitable for use as a bedroom or home office, benefiting from double-glazed windows to both sides.

## Bathroom

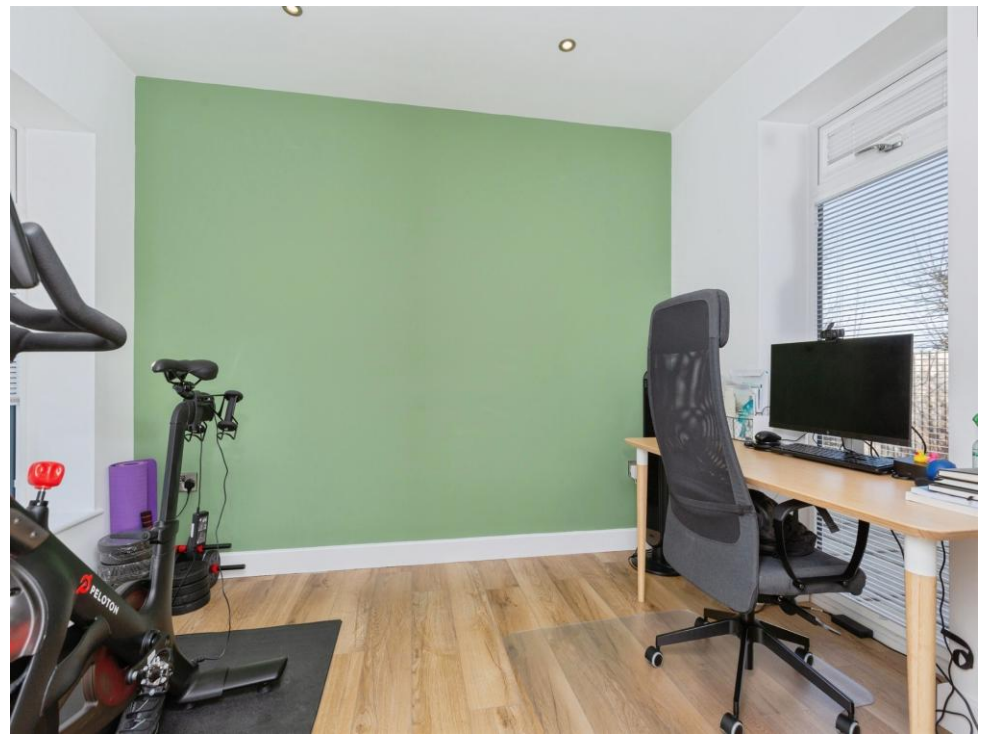
Fitted with a bath with shower over, wash hand basin with storage drawers beneath, WC, and a heated towel radiator.



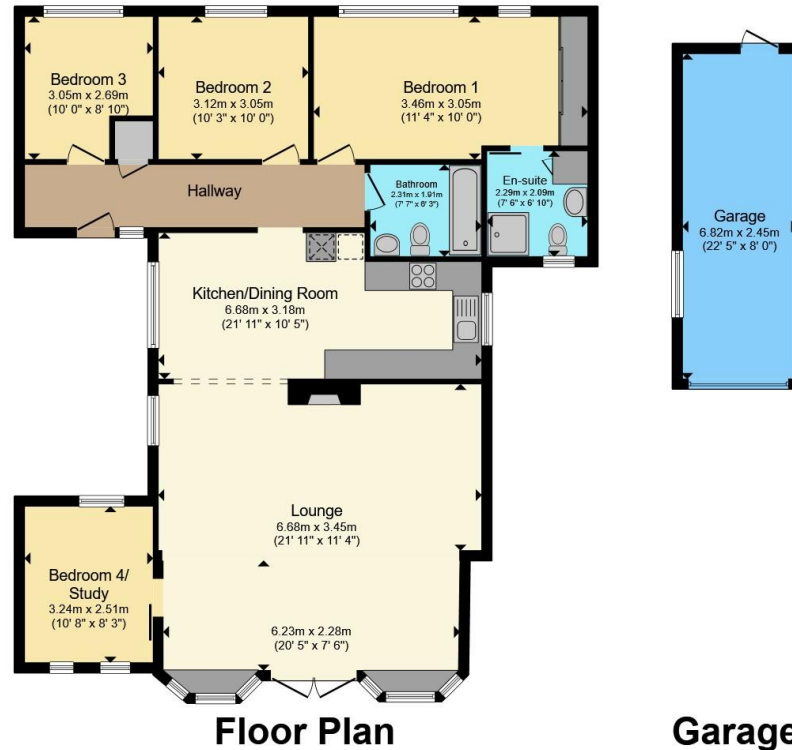
## Outside

To the front of the property is a spacious driveway providing ample off-road parking for multiple vehicles.

To the rear, the property enjoys a generous and well-maintained garden, predominantly laid to lawn and enclosed by fencing and mature planting, offering a good degree of privacy and all-day sun. A paved patio area provides an ideal space for outdoor dining and entertaining, complemented by a decked area adjoining the property. The garden is fully enclosed and well suited to families and pets.







Total floor area 138.4 m<sup>2</sup> (1,490 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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