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ESTATE AGENTS

Room Sizes

Entrance Hall

6'2 x 15'9

Living Room

12'7 x 13'09

Dining Room

12'7 max x 12

Kitchen

13'08 x 8'2

Bedroom One

12'7 max (10'9 min) x 13'2

Bedroom Two

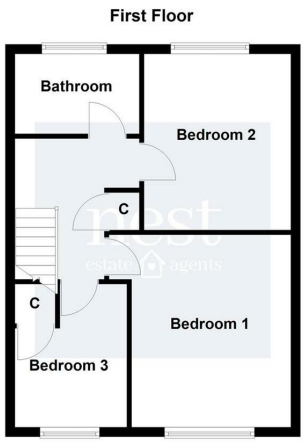
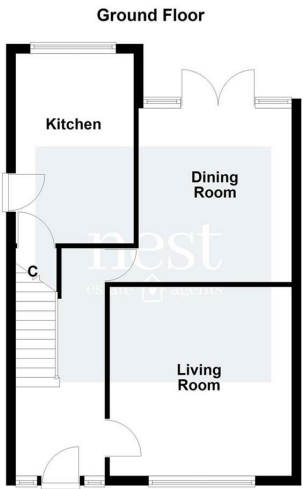
10'2 x 12'02

Bedroom Three

9'11 x 7'9

Bathroom

8'7 x 5'5



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk
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Call us on 0116 2772277 for free advice.
OFFER PROCEDURE If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Park View, Sharnford, Leicester LE10 3PT

Price Guide £315,000

The Story Begins

- Beautifully Renovated Detached Home
- Entrance Hallway
- Spacious Living Room
- Dining Room With French Doors To The Garden
- Fitted Kitchen With Integrated Appliances
- Three Bedrooms
- Family Bathroom
- Enclosed Garden & Detached Garage
- Off Road Parking
- Freehold EPC - F Council Tax Band - C

Location Is Everything

Sharnford is a delightful village approximately four miles east of Hinckley. There are day to day living amenities available and two local public houses, The Sharnford Arms and The Bricklayers Arms. There is a highly regarded village primary school and secondary school options available near by. Surrounded by open countryside there is the wonderful Fosse meadows nature park within walking distance. Sharnford is a convenient place to live with excellent links to the M1, M6 & M69.



Inside Story

Welcome to this beautifully presented detached home, offered with no onward chain. Fully renovated throughout, this property is ready for its next owners to move straight in and enjoy. The garden is a blank canvas ready for you to add your own stamp.

Upon entering, the entrance hall leads to a spacious living room positioned at the front of the property. To the rear, the dining room is filled with natural light from the French doors that open out onto the garden, creating an ideal space for both everyday living and entertaining. The modern fitted kitchen features a range of wall and base units, complete with integrated appliances including an oven, dishwasher, fridge freezer, induction hob, and extractor fan. The kitchen also provides convenient side access to the property, as well as storage space under the stairs.

Upstairs, the home offers two generously sized double bedrooms and a single bedroom, making it ideal for families, guests, or a home office. The family bathroom is fitted with a bath and overhead shower, WC, and wash basin.

Externally, the garden has been left as a blank canvas, offering the perfect opportunity for the new owners to design and landscape to their own taste. A detached garage is set back within the garden, and the property also benefits from off-road parking to the front.

This is a fantastic opportunity to acquire a turnkey home in excellent condition, with plenty of potential to personalise. Price Guide £315,000 - £325,000

