Scrivins & Co
Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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THE OLD POST OFFICE 41-43 LEICESTER ROAD, SHARNFORD, LE10 3PP

OFFERS OVER £350,000

No Chain. Attractive cream rendered cottage property of character on a large sunny plot with an impressive frontage of approximately 73 feet offering huge potential for redevelopment. Sought after and convenient central village location within walking distance of the primary school, service station, village church, parks, open countryside, two public houses and good access to major road links. In need of modernisation and redevelopment (subject to planning permission). Offers entrance hall, original front post office with counter, rear store rooms, rear hallway, dining room, kitchen, rear lobby, utility room/WC, store room and lounge. Four bedrooms, loft room and bathroom. Driveway leading to a large car park at the rear and a open garage and several brick built outbuildings. Contact agents to view.







TENURE
Freehold
Council Tax Band D

ACCOMMODATION
Hardwood panelled front door to

ENTRANCE HALLWAY
With quarry tiled flooring, fitted shelving, wall mounted consumer unit, stairway to first floor, doorway to a

STORE ROOM TO REAR
8'8" x 9'0" (2.65 x 2.75)
Door to a

LEAN-TO TO REAR
13'3" x 5'11" (4.05 x 1.81)
With slabbed flooring and fitted shelving.

FURTHER STORE ROOM TO SIDE
4'0" x 8'10" (1.24 x 2.70)

ORIGINAL SHOP AND POST OFFICE TO FRONT
27'4" x 13'1" (8.34 x 4.00)
With quarry tile flooring, fitted shelving, original post office counter, archway to



STORE ROOM/REAR OFFICE
21'8" x 6'9" (6.61 x 2.06)
With quarry tile flooring, floor standing cupboard units, roll edge working surface above, range of shelving, two stainless steel sink units, hardwood panel door to rear garden, hardwood panel door to





HALLWAY TO REAR
10'9" x 12'11" (3.30 x 3.95)
With quarry tile flooring. stairway to first floor with original spindle balustrades, useful under stairs storage cupboard beneath.



DINING ROOM/ SITTING ROOM TO FRONT
12'5" x 12'11" (3.79 x 3.96)
With original open brick fireplace.



KITCHEN TO REAR
11'3" x 9'10" (3.43 x 3.02)
With a range of fitted kitchen units in cream consisting inset one and a half bowl single drainer resin sink unit mixer taps above cupboard beneath, further matching floor mounted cupboard units and four drawer unit and two two drawer units, contrasting roll edge working surfaces above, pine splashbacks, further matching range of wall mounted cupboard units with integrated extractor hood, one tall larder unit, appliance recess points, electric cooker point, plumbing for a dishwasher, door to rear lobby with quarry tile flooring, wall mounted consumer unit, loft access, hardwood panel and glazed door to the side of the property, door to a



UTILITY/WC ROOM
6'8" x 6'3" (2.04 x 1.91)
With white suite consisting of a vanity sink unit double cupboard beneath, low level WC, fitted roll edge working surface, appliance recess points, quarry tile flooring, double airing cupboard housing the lagged copper cylinder fitted immersion heater for domestic hot water.



STORE ROOM
6'0" x 11'2" (1.85 x 3.42)
With quarry tile flooring, door to

EXTENDED LOUNGE TO REAR
13'8" x 16'5" (4.19 x 5.02)
With open tiled fireplace, UPVC SUDG sliding patio doors to the rear garden.



FIRST FLOOR LANDING
From the right hand stairway with door to

BEDROOM ONE TO FRONT
14'0" x 13'4" (4.27 x 4.07)
With built in double wardrobe over the stairway.



BEDROOM TWO TO FRONT
13'3" x 12'11" (4.06 x 3.95)



BEDROOM THREE TO REAR
9'8" x 10'3" (2.97 x 3.14)



BEDROOM FOUR TO REAR
10'1" x 8'7" (3.09 x 2.63)



BATHROOM TO REAR

6'4" x 10'2" (1.95 x 3.11)

With white suite consisting panel bath, electric shower unit above, pedestal wash hand basin, low level WC, contrasting tiled surrounds, further airing cupboard housing the lagged copper cylinder fitted immersion heater for domestic hot water, door to



FURTHER LOFT ROOM

10'3" x 11'1" (3.13 x 3.39)

With wall mounted consumer unit.

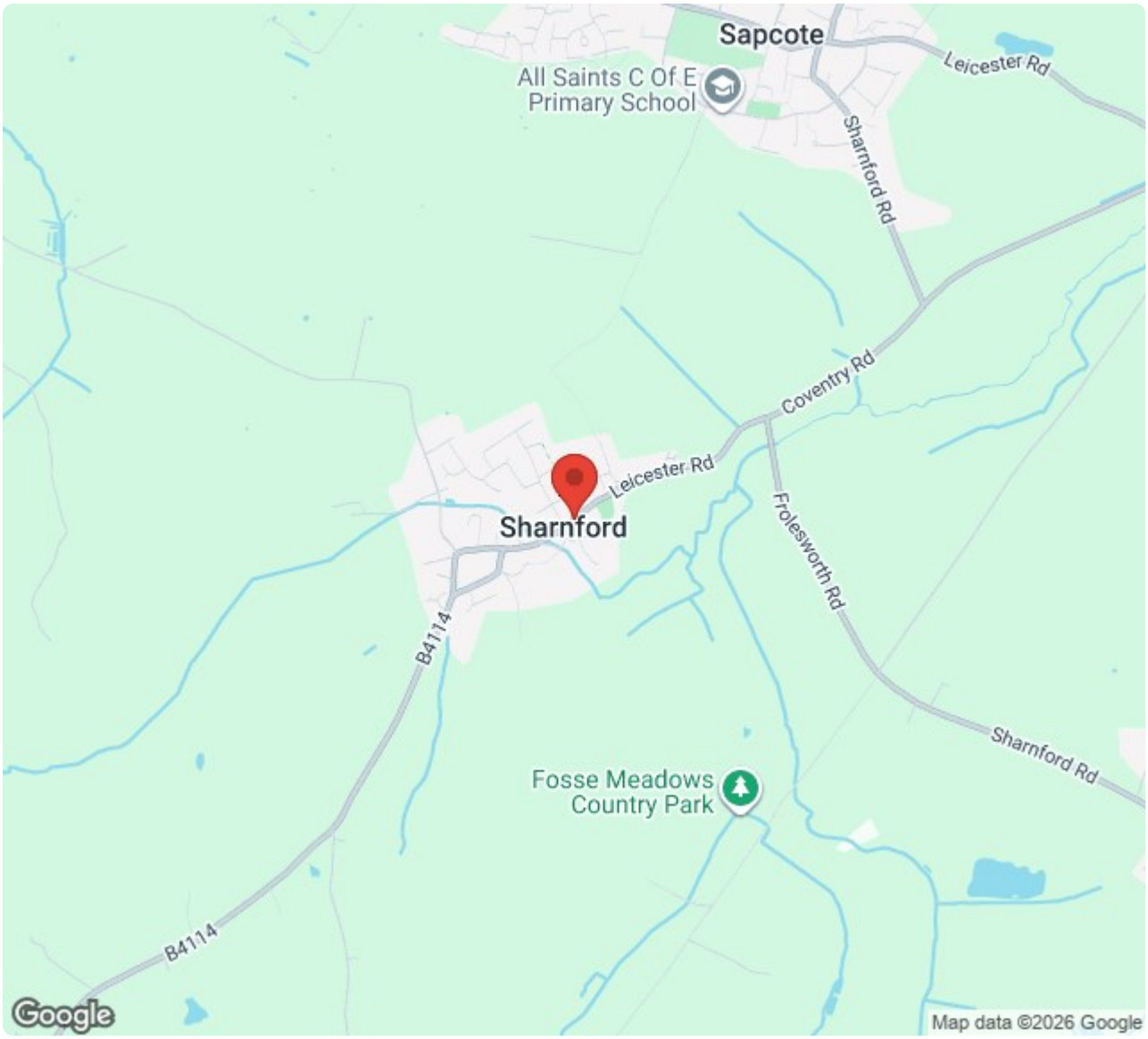


OUTSIDE

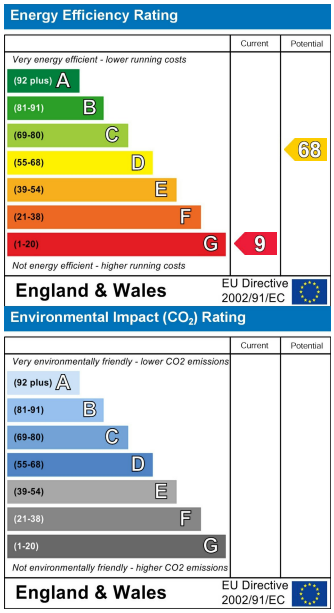
Outside the property is situated on a large plot having a impressive frontage of approximately 73 feet and a depth of approximately 110 feet. The property is set back from the road having a tarmacadam driveway to the left hand side of the property, to the left of the driveway are brick out buildings, the first outbuilding (3.35m x 3.57m) with built in work benches, light and power, door to side, window to front. The second outbuilding (2.85m x 3.34m) with vaulted ceiling and window and door to side. The driveway leads between the buildings and the property through double timber gates to a further large concrete car parking area where there is a open single garage (2.70m x 3.64m) with further attached brick built store room (3.79m x 2.33m) with built in workbench, double timber doors to front window to side. Beyond which is a large walled sunny rear garden, There is ample opportunity for further development subject to planning permission.











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