CASTLE ESTATES

1982

A BEAUTIFULLY PRESENTED AND MUCH IMPROVED TWO BEDROOMED END TERRACE PROPERTY WITH GOOD SIZED PRIVATE REAR GARDEN SITUATED IN A POPULAR VILLAGE LOCATION

19 MILL LANE
SHARNFORD LE10 3PS

Offers In The Region Of £220,000

- Entrance Hall
- Well Fitted Dining Kitchen
- Modern Family Bathroom
- Sizeable Lawned Rear Garden
- Full Of Character Lounge
- Two Double Bedrooms
- Off Road Parking
- VIEWING ESSENTIAL

CASTLE ESTATES 1982

112 Castle Street, Hinckley, Leicestershire. LE10 1DD
info@castles-online.co.uk - 01455 617997
www.castles-online.co.uk

** VIEWING ESSENTIAL ** This beautifully presented, much improved and full of character end terrace property must be viewed to fully appreciate its wealth of highest quality fixtures and fittings.

The accommodation boasts entrance hall, attractive lounge and a well fitted dining kitchen. To the first floor there are two double bedrooms and contemporary fitted family bathroom. Outside the property has off road parking and a sizeable rear garden with air raid shelter.

It is located in a quiet cul-de-sac on the edge of this popular village. Sharnford has a range of amenities including local shop, public houses etc. and Hinckley town centre is approximately two miles away with its larger, more comprehensive amenities. Commuting via the A5/M69 junctions makes travelling to Coventry, Birmingham and surrounding urban areas very good indeed.

VIEWING

By arrangement through the Agents.

COUNCIL TAX BAND & TENURE

Blaby - Band B (Freehold).

ENTRANCE HALL

having composite front door with feature leaded lights, original tiled floor and central heating radiator. Staircase to First Floor Landing.

LOUNGE

11'10 x 11'3 (3.61m x 3.43m)
having upvc double glazed window to front feature log burning stove with wooden beam over, wood strip flooring, concertina style central heating radiator, tv aerial point, coved ceiling and under stairs storage cupboard.

DINING KITCHEN

17'6 x 7'5 (5.33m x 2.26m)

having an attractive range of Shaker style units including base units, drawers and wall cupboards with under lighting, butchers block work surfaces and inset Belfast style sink with mixer tap, space for cooker with cooker hood over, integrated fridge freezer, integrated dishwasher, integrated washing machine, central heating radiator, two upvc double glazed windows and door to Garden.

LYONS
CAKES

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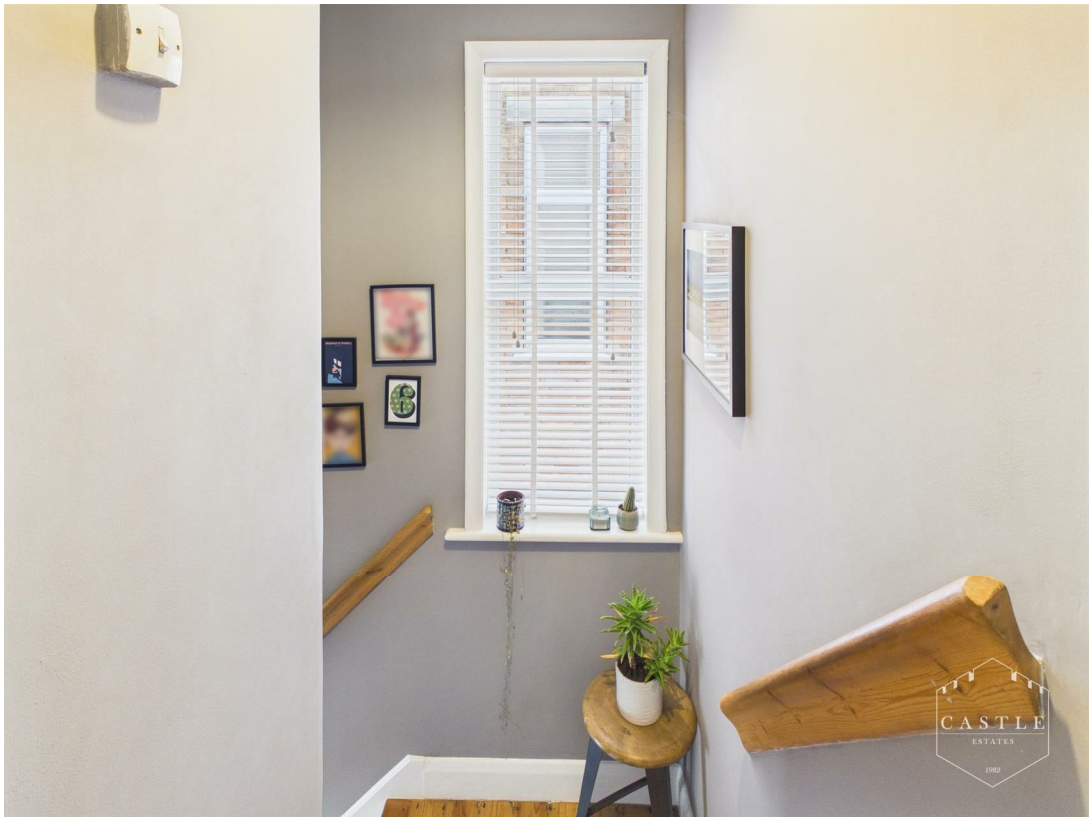
FIRST FLOOR LANDING

2'11 x 2'11 (0.89m x 0.89m)
having upvc double glazed side window and access to the roof space.



BEDROOM ONE

having strip wood flooring, central heating radiator, tv aerial point, built in storage and upvc double glazed window to front.

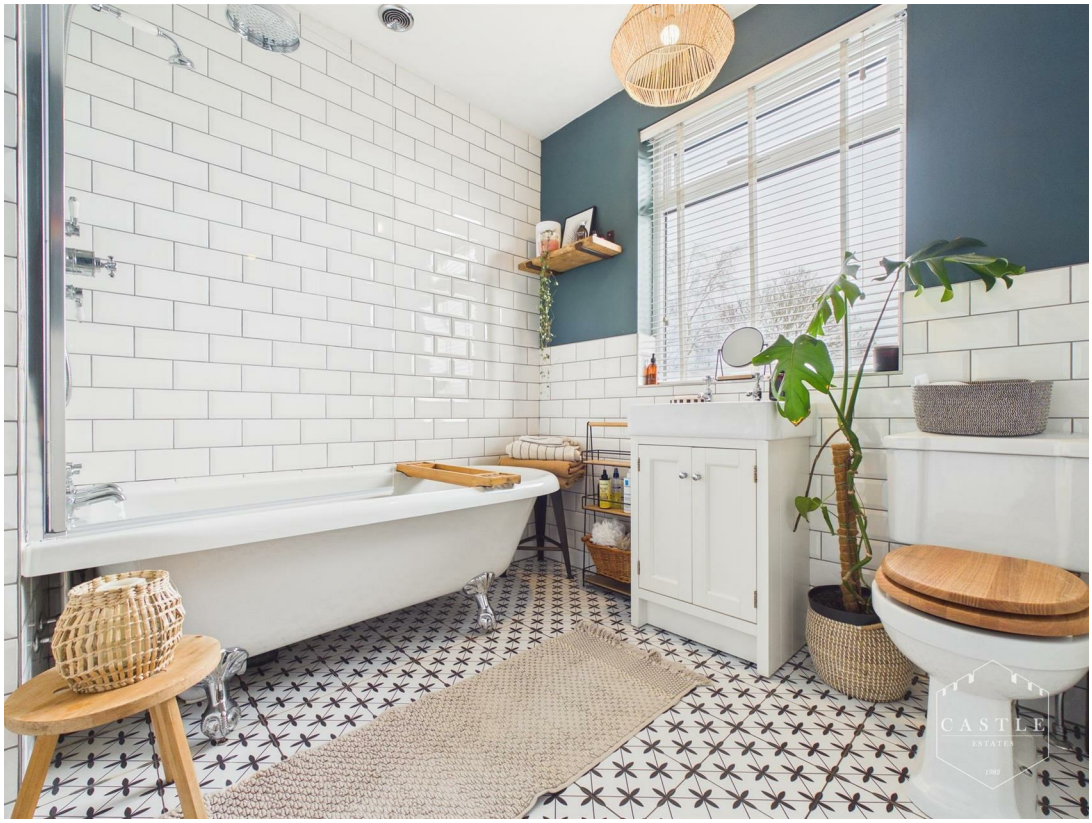
BEDROOM TWO

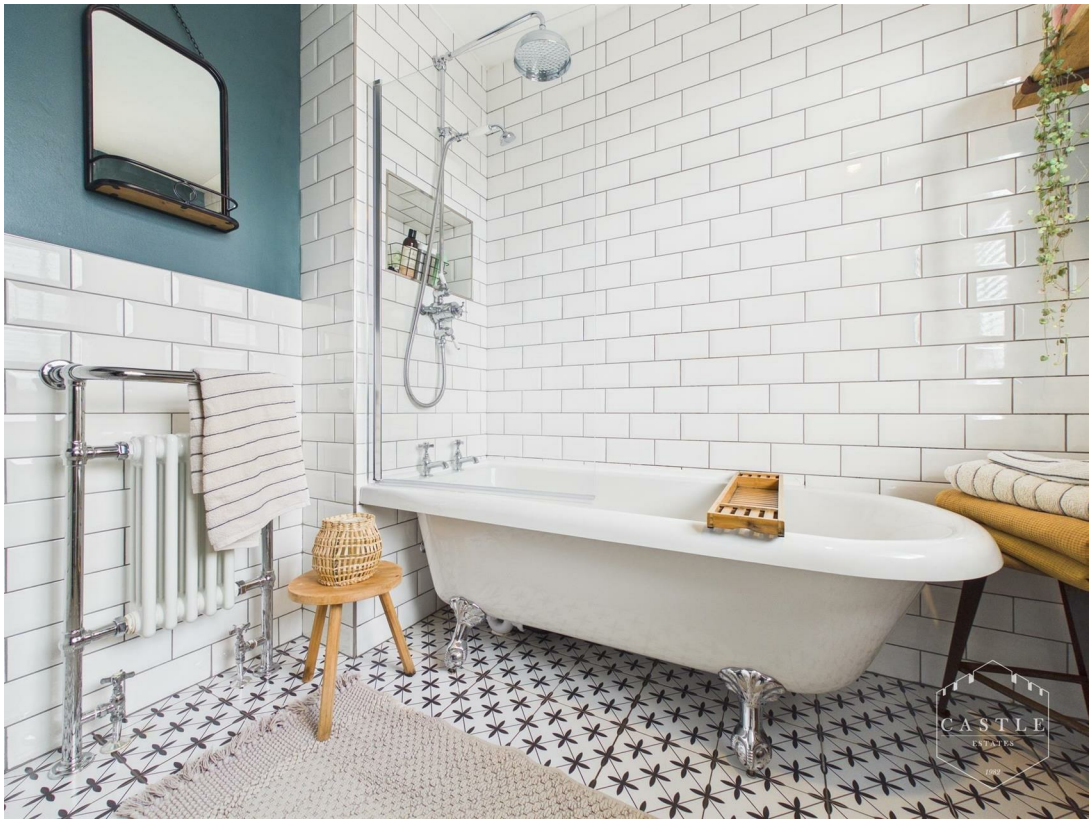
11 x 9'6 (3.35m x 2.90m)
having wood strip flooring, central heating radiator and upvc double glazed window to rear.

BATHROOM

7'10 x 7'11 (2.39m x 2.41m)

having contemporary suite including freestanding bath with ball and claw feet, shower over and glass screen, vanity unit with wash hand basin, low level w.c., ceramic tiled splashbacks, concertina style central heating radiator with heated towel rail, extractor fan and upvc double glazed window.

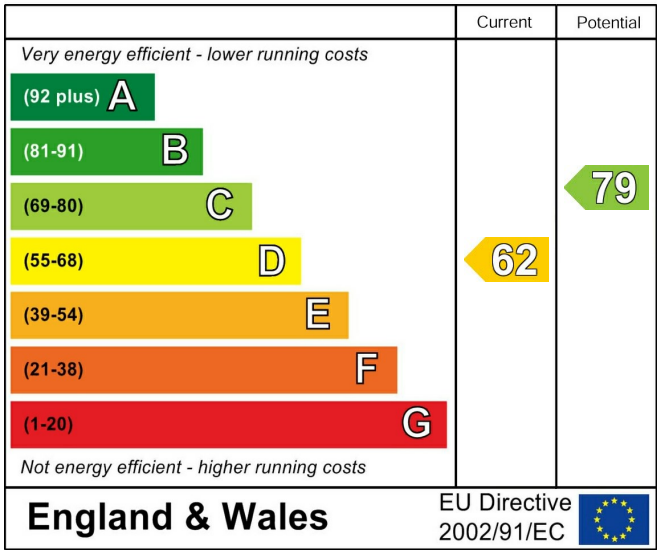




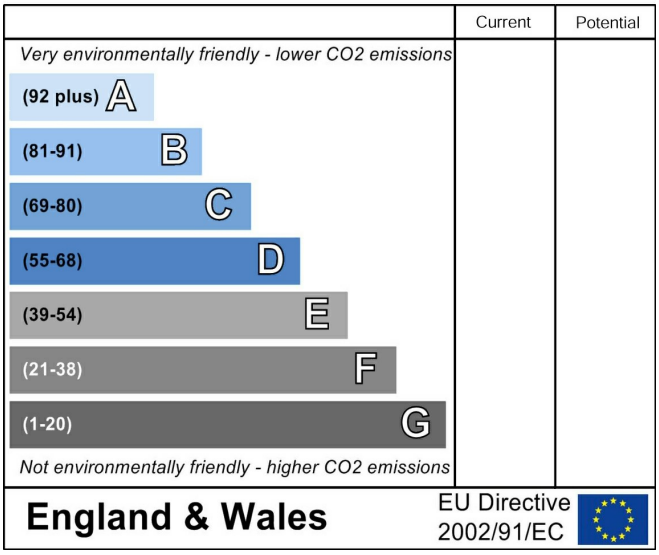
OUTSIDE

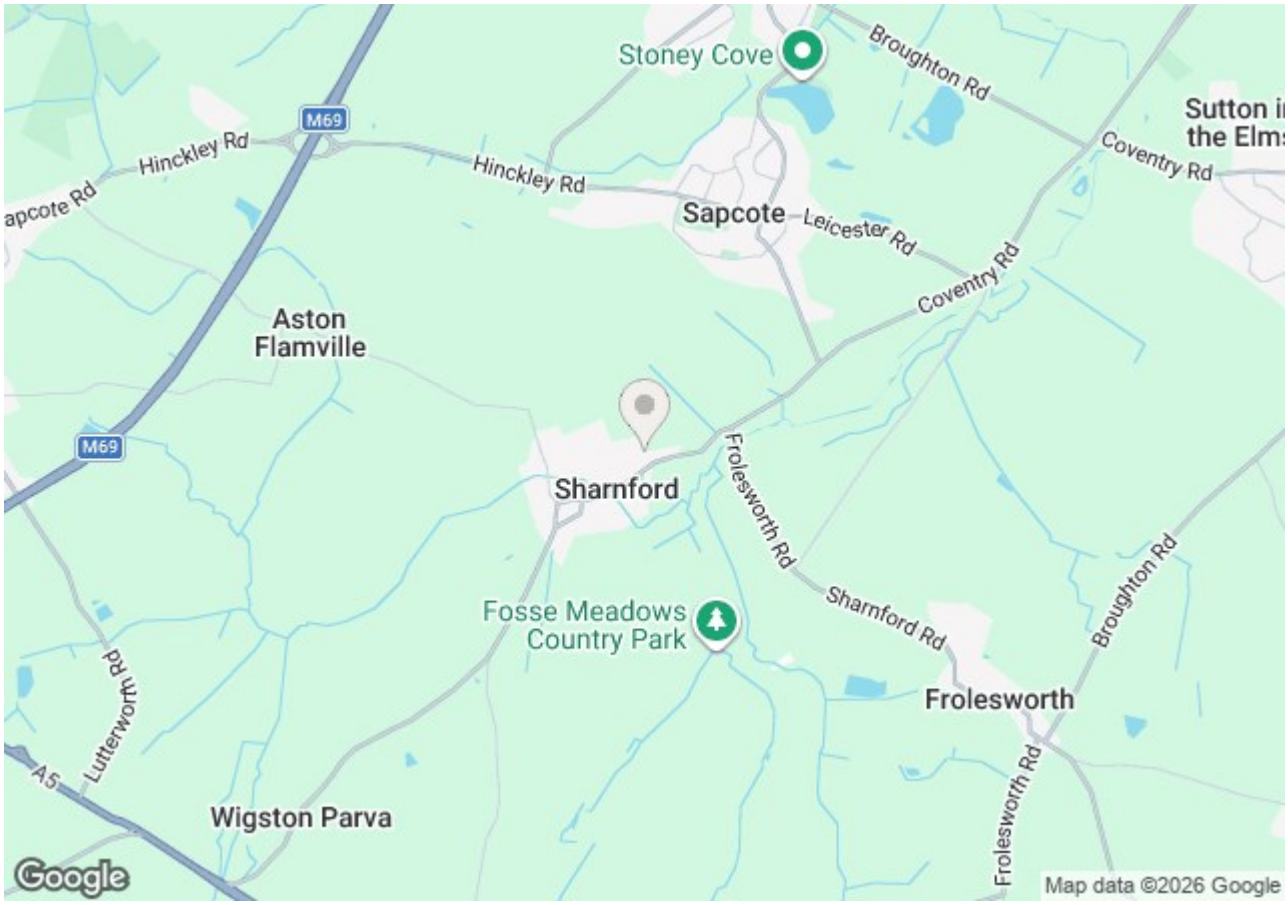
There is direct vehicular access over a pebbled driveway with standing for several cars. Pedestrian access to a fully enclosed, private and sizeable rear garden with pergola, lawn, pebbled area, well fenced rear garden and air raid shelter. Brick built store.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

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Sharnford
Frolesworth Rd
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Broughton Rd
Fosse Meadows
Country Park
Frolesworth
Lutterworth Rd
A5
Wigston Parva
Frolesworth Rd
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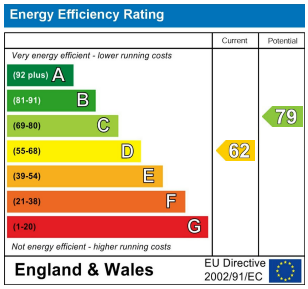

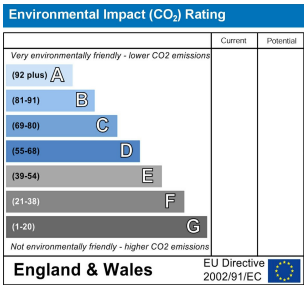

Floor 0

Floor 1

Approximate total area(1)

640 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