

CASTLE ESTATES

1982

A TASTEFULLY PRESENTED AND WELL MAINTAINED THREE BEDROOMED SEMI DETACHED PROPERTY WITH PARKING AND CARPORT SITUATED IN A POPULAR VILLAGE LOCATION



2 SHARNFORD MEWS SHARNFORD LE10 3BJ

Offers In Excess Of £260,000

- Entrance Vestibule
- Well Fitted Kitchen
- Master Bedroom With Ensuite
- Modern Family Bathroom
- Easy To Maintain Garden
- Guest Cloakroom
- Lounge To Rear Opening Onto Garden
- Two Further Bedrooms
- Parking & Carport
- VIEWING ESSENTIAL



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Welcome to this charming semi-detached house located in the desirable Sharnford Mews, nestled in the popular village of Sharnford.

This delightful property boasts a well-designed layout, featuring entrance vestibule with guest cloakroom off, inviting lounge that serves as the perfect space for relaxation or entertaining guests and a well fitted dining kitchen. To the first floor is a master bedroom with ensuite, two further bedrooms and a family bathroom. Outside the property has off road parking and easy to maintain gardens.

Sharnford is known for its friendly community atmosphere and offers a range of local amenities, making it an ideal location for families and professionals alike. The surrounding area is also well-connected, providing easy access to nearby towns and cities, ensuring that you are never far from the hustle and bustle while still enjoying village life.

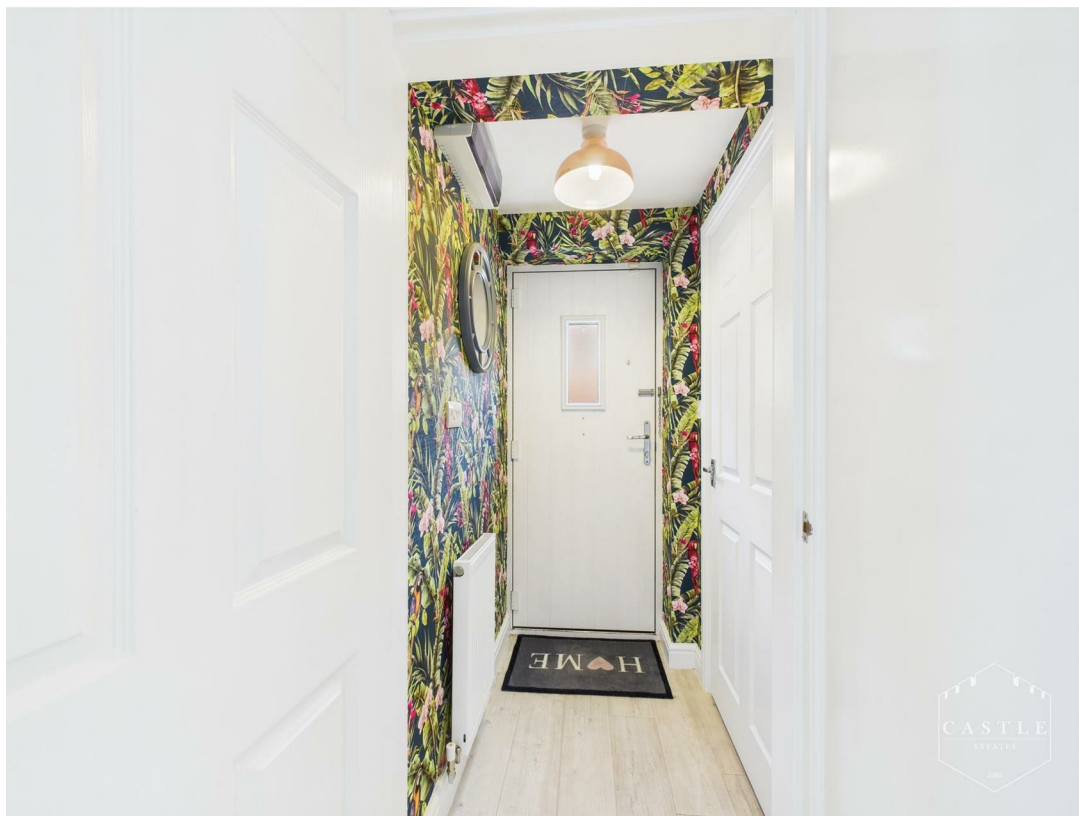
This property presents an excellent opportunity for those looking to settle in a peaceful yet accessible location. This semi-detached house is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely home your own.

COUNCIL TAX BAND & TENURE

Blaby Council - Band B (Freehold).

ENTRANCE VESTIBULE

having composite front door, central heating radiator and wood effect flooring.



GUEST CLOAKROOM

having low level w.c., vanity unit with wash hand basin, central heating radiator, wood effect flooring and upvc double glazed window with obscure glass.



DINING KITCHEN

14'7" x 13'3" (4.47m x 4.05m)

having an attractive range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and upstand, inset sink with mixer tap, built in oven, gas hob with ceramic tiled splashback and cooker hood over, space and plumbing for washing machine, integrated fridge freezer, central heating radiator, wood effect flooring, inset LED lighting, dual aspect upvc double glazed windows and door opening onto outside. Spindle balustraded staircase to the First Floor Landing.



LOUNGE

14'8" x 11'7" (4.49m x 3.54m)

having central heating radiator, tv aerial point, upvc double glazed window and French doors opening onto rear garden.



FIRST FLOOR LANDING

having spindle balustrading and central heating radiator.

MASTER BEDROOM

14'8" x 9'11" (4.48m x 3.04m)

having central heating radiator, air conditioning unit, tv aerial point and upvc double glazed window.



ENSUITE SHOWER ROOM

8'4" x 3'3" (2.56m x 1m)

having shower cubicle with rain shower over, vanity unit with wash hand basin, low level w.c., central heating radiator, extractor fan, ceramic tiled splashbacks and upvc double glazed window with obscure glass.



BEDROOM TWO

11'9" x 9'0" (3.59m x 2.75m)

having built in storage, central heating radiator and dual aspect upvc double glazed windows.



BEDROOM THREE

13'4" x 7'11" (4.08m x 2.43m)

having central heating radiator, access to the roof space and dual aspect upvc double glazed windows.



BATHROOM

8'0" x 5'4" (2.46m x 1.65m)

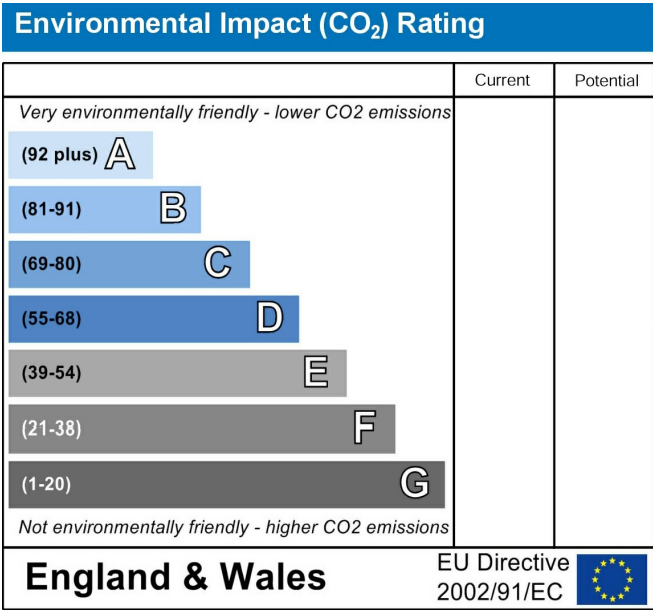
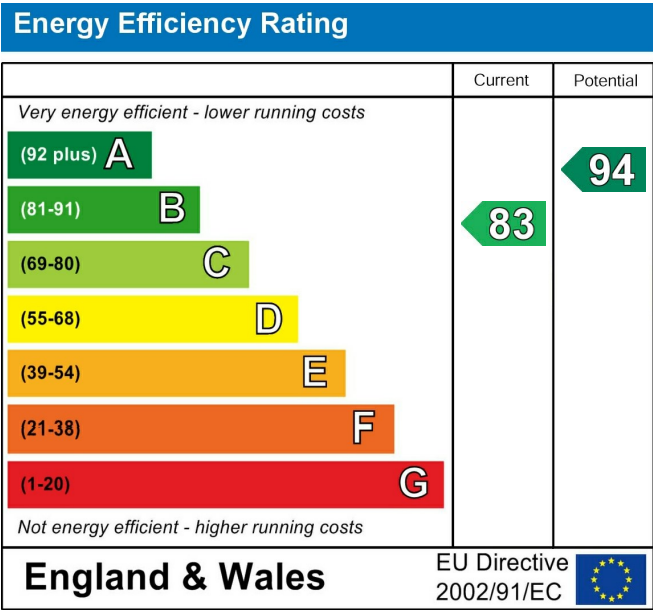
having white suite including panelled bath with shower over and glass screen, pedestal wash hand basin, low level w.c., central heating radiator, extractor fan, wood effect flooring and inset LED lighting.



OUTSIDE

There is direct vehicular access over a block paved driveway with parking leading to CARPORT. Pedestrian access to a fully enclosed easy to main garden with patio area, stoned area and well fenced boundaries.







Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		Potential			Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



Approximate total area⁽¹⁾
81.5 m²

(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.

GIRAFFE 360

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
