

FOR SALE



Leicester Road, Sharnford
Asking Price Of £525,000


MARTIN & CO



Leicester Road, Sharnford

4 Bedrooms, 2 Bathroom

Asking Price Of £525,000

- DETACHED FAMILY HOME IN VILLAGE LOCATION
- IDEALLY LOCATED CLOSE TO COMMUTER ROUTES
- BEAUTIFUL MATURE GARDENS
- FOUR BEDROOMS WITH MAIN EN SUITE

DETACHED FAMILY HOME SET IN BEAUTIFUL GARDENS - A fantastic opportunity to purchase this four bedroom detached, family home ideally located in the heart Sharnford village, yet within easy access of the A5, Motorway network and local train stations for commuting. One of the outstanding attractions of the property is the large picturesque garden with the soar brook which passes through attracting many different types of wildlife. the property accommodation briefly comprises on the ground floor of an entrance hallway, spacious lounge, dining room, kitchen diner, cloakroom and utility room, whilst on the first floor there is a galleried landing, four bedrooms with main en suite and a family bathroom. The property also benefits from double glazing, gas central heating, garage and storage room and a driveway for ample off road parking. For viewings call Martin & Co 01455 636349

ENTRANCE A covered entrance walkway leads to a wooden front door through to entrance hall.

ENTRANCE HALL A spacious entrance hall with stairs leading up to a galleried landing, radiator.

LOUNGE 25' 3" x 12' 10" (7.70m x 3.93m) Double glazed window to front, double glazed sliding patio



door over looking the garden, two radiators, feature brick, open fireplace and surround with tiled hearth.

DINING ROOM 14' 0" x 13' 5" (4.28m x 4.10m) Dual aspect double glazed windows, radiator.

KITCHEN DINER 15' 10" x 15' 7" (4.83m x 4.75m) Fitted with a matching range of base, wall and drawer units and roll top work surfaces above with inset sink unit and mixer tap. integrated electric oven with separate electric hob, space and plumbing for washing machine, space for fridge and freezer dual aspect double glazed windows overlooking the garden, ceramic tiled flooring, radiator, stable style wooden door to rear, door to utility room.

UTILITY ROOM 8' 2" x 7' 3" (2.49m x 2.22m) Double glazed window to rear, double cupboard with work surface above, ceramic tiled floor, wall mounted gas boiler, space for tumble dryer, radiator.

GALLERIED LANDING Access to all first floor rooms.

BEDROOM ONE 14' 7" x 13' 1" (4.45m x 4.01m) Double glazed window to front, radiator door to en suite shower room.

EN SUITE SHOWER ROOM 10' 3" x 5' 4" (3.14m x 1.63m) Modern suite comprising, raised double shower cubicle with glazed screen, mains mixer unit with two overhead shower heads, pedestal hand wash basin with mixer tap, ceramic tiled floor and walls, heated hand towel rail, obscure double glazed window.

BEDROOM TWO 11' 1" x 10' 9" (3.40m x 3.28m) Dual aspect double glazed windows, radiator,

BEDROOM THREE 9' 9" x 10' 0" (2.99m x 3.07m) Double glazed window to side, radiator.

BEDROOM FOUR 10' 4" x 7' 1" (3.15m x 2.17m) Double glazed window to rear, radiator.

FAMILY BATHROOM 11' 7" x 7' 0" (3.55m x 2.15m)



Corner bath with mixer tap and shower over attachment, inset sink unit with mixer tap and cupboard below, low level wc, heated hand towel rail, storage cupboard, ceramic tiled flooring, obscure double glazed window.

OUTSIDE The property is approached via a block paved driveway leading up to a single garage and storage room and ample off road parking. The mature, southerly aspect gardens which surround the property on all sides and are laid mainly to lawn with a wide variety of established, trees plants and flowering shrubs with the Soar brook cutting through the grounds, and separated by an arched bridge. there are also two paved patio areas one on the side (with access from the lounge) and the other to the rear.



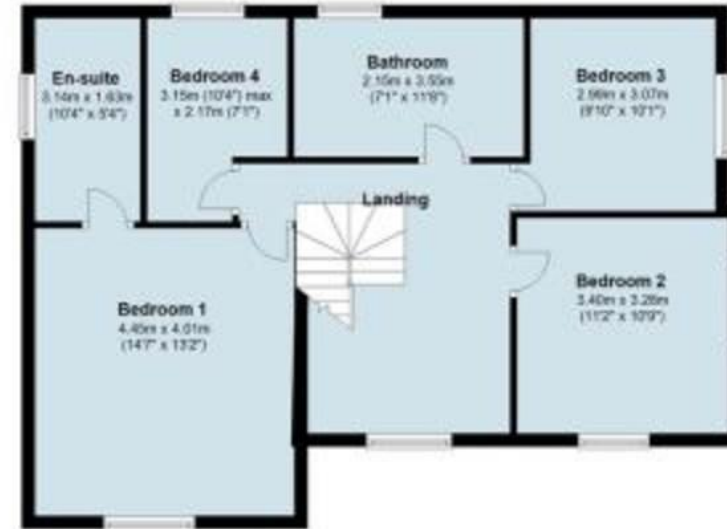
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Ground Floor



First Floor



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