74 Leicester Road, Sharnford, LE10 3PR

NO STAMP DUTY TO PAY *
This is a super chance to purchase this character cottage in the popular village of Sharnford. The cottage is set back from
the road with good sized block paved driveway offering ample off road parking. Then impressive gardens to the rear. The
Cottage briefly comprises a open plan Lounge and Dining Area, Breakfast Kitchen, and a timber Utility & Store Room. First
Floor Landing, Three Bedrooms and Bathroom.
Gas central heating, and wood style UPVC double glazing. The gardens are a focal point of the property - with a play area
which can be left, large built up pond, numerous seating areas all set around a central main lawn. Also with two exterior
stores. Viewing recommended.

£345,000
**Lounge & Dining Area**
7.88 x 3.68 overall (25'10" x 12'1" overall)
A composite wood door to the frontage and UPVC double glazed windows to the front, side and rear elevations to offer maximum natural light. This open plan room has a focal point reclaimed and exposed brick full height fireplace with display shelving. There is also a feature brick fireplace in the Dining Area. Two radiators and TV aerial point.
Also with a balastraded wooden staircase to the first floor, with store space under.

**Kitchen**
5.55 x 3.04 overall (18'3" x 10'0" overall)
Fitted with a range of wall and base level units and drawers with working surfaces over and tiled splashbacks. There is an inset one and a half sink and drainer, a hood over the cooker point, plumbing for a dishwasher. With ceramic tiled flooring, and UPVC double glazed windows to the front and rear elevations. There is a door to the side into the Utility Area.

**Utility / Store Room**
5.54 x 2.78 overall (18'2" x 9'1" overall)
A timber construction, with timber doors to both the front and rear elevation, There is wooden cupboarding and work surfaces, with an inset Belfast style sink, and plumbing for a washing machine.

**Landing**
4.41 x 1.69 (14'6" x 5'7")
With exposed wooden flooring, and ceiling beams, a traditional style radiator, loft access hatch, and access to:

**Master Bedroom**
3.67 x 3.27 (12'0" x 10'9")
UPVC double glazed windows to the side and rear elevations, a built in twin wardrobe with mirrored doors, and traditional style radiator.

**Bedroom Two**
3.32 x 3.11 (10'11" x 10'2")
UPVC double glazed window to the front elevation, a range of feature timber and metal shelving and wardrobe hanging, and radiator.

**Bedroom Three**
3.30 x 1.79 (10'10" x 5'10")
UPVC double glazed window to the front elevation, a range of feature timber and metal shelving and wardrobe hanging, and radiator.

**Bathroom**
2.14 x 1.94 (7'0" x 6'4")
Having a white three piece suite comprising a low level w.c, wash hand basin, and a bath with shower off of the taps and screening. With tiling and splashbacks, a heated towel rail, and UPVC double glazed window to the rear aspect.
Outside
The gardens are a major feature of the property. The house is set back from the road with ample block paved off road parking. There is also timber ranch style fencing to the frontage. There is a flagstone paved patio adjacent to them rear of the house, and a brick built store. This leads onto two decking areas either side of the plot, one slightly raised to overlook the pond and play area, and the other parallel with the water. There is a pond established for koi carp. With two walkways one leading to a brick store / workshop, and the other alongside the main lawns. There is then ranch style fencing separating the childrens play area, with an array of childrens play beams which can be left with the house for future users.

Stamp duty
* No stamp duty to pay if buying to live in as your single main residence

Directions
Leaving Hinckley along the main Sapcote Road to proceed out of Burbage, turning right just after passing the last houses on Sapcote Road onto Aston Lane, proceeding into Aston Flamville, and onwards through the village towards Sharnford. Upon entering the village of Sharnford still on Aston lane, turn left onto Leicester Road, continue to proceed past the village hall, and up the small incline and the property is situated on the left hand side. For SATNAV users please enter the post code LE10 3PR. The parking area is located directly at the rear of the house off of Chapel Lane. With a long driveway leading up to the Detached Double Garage.
74 Leicester Road

Total Area: 103.2 m² ... 1111 ft²
All measurements are approximate and for display purposes only