



47 Park View, Sharnford, LE10 3PT  
£325,000

wards  
Residential



Freehold. NO CHAIN. This well proportioned three bedroom detached bungalow is situated in a quiet cul-de-sac within the sought after village of Sharnford and is within walking distance of the village centre. Sharnford benefits from convenient access to the A5, along with a primary school, post office and two public houses. The property is in need of some modernisation and briefly comprises: Entrance Hall, Kitchen/Diner, Lounge, WC, Bathroom and three Bedrooms. Externally, to the front there is a tarmac driveway leading to a detached single garage and, to the rear, there are attractive enclosed rear gardens. Gas fired central heating and UPVC double glazing.

### Hall

With timber front door and loft access hatch.

### Kitchen/Diner

2.96 x 4.25 Metres

Fitted with a range of white base and wall units with white laminate worktop over and sink and drainer. Tiled splash backs, storage cupboard and UPVC double glazing to the rear elevation.



### Lounge

3.66 x 4.95 Metres

Including a feature gas fireplace with stone surround on a tiled hearth and UPVC double glazed window to the front elevation.



### Bedroom 1

3.83 x 3.66 Metres

With built in wardrobes and UPVC double glazed window to the front elevation.



### Bedroom 2

2.97 x 3.54 Metres

With UPVC double glazed window to the rear elevation.

### **Bedroom 3**

**2.95 x 2.67 Metres**

Currently used as a Dining Room with serving hatch to the Kitchen. UPVC double glazed window to the rear elevation.

### **Bathroom**

**2.06 x 1.63 Metres**

Fitted with a two piece white suite comprising pedestal sink and bath with electric shower over. Full height wall tiling and UPVC double glazed window to the side elevation.

### **WC**

**0.76 x 2.08 Metres**

Fitted with a low flush WC and UPVC double glazed window to the side elevation.

### **Outside**

Externally, to the front elevation, there is a tarmac driveway which leads to the detached single garage. There is a lawned front garden adjacent to the driveway.

To the rear, there is a good sized rear garden which is enclosed by timber fencing.





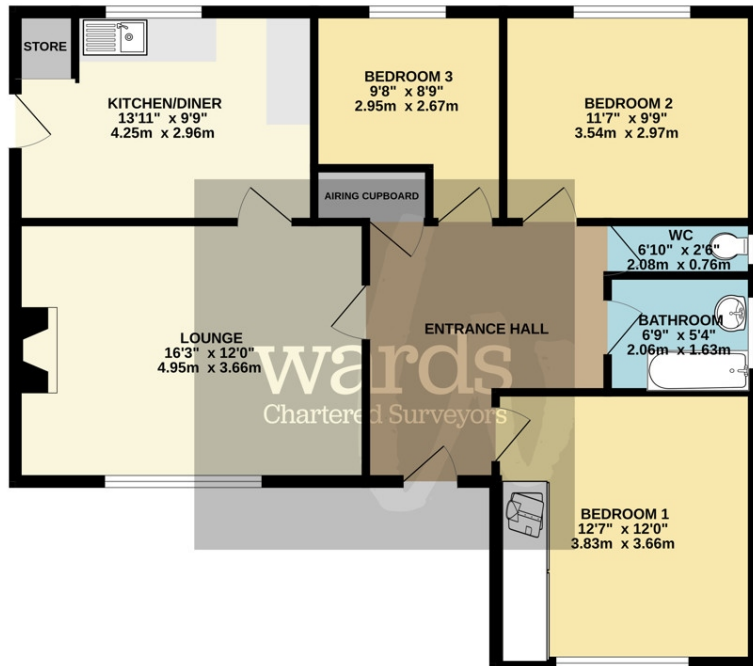


**EPC Rating - to be supplied**

**Council Tax Band - D**

**Call 01455 251771 to make an appointment to  
view this property**

GROUND FLOOR  
841 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA: 841 sq.ft. (78.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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20 Station Road  
Hinckley Leicestershire LE10 1AW

01455 251771  
info@wardsonline.co.uk

wardsonline.co.uk



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