



35 Park View, Sharnford, Hinckley, LE10 3PT

Asking Price £1,350.00 p.c.m.



Modern Three Bedroom Detached House
Re-Fitted Kitchen
Through Lounge/Dining room
Three Bedrooms to the First Floor
First Floor Bathroom
Landscaped Rear Garden
Driveway & Garage
Gas Central Heating & UPVC Double Glazing
Available now

Accommodation

Canopy porch with light. Composite door to

Entrance Hall

Stairs to first floor. Central Heating radiator. Storage cupboard. Door to lounge and Kitchen

Lounge

7.76m (25' 6") x 3.80m (12' 6") max (3.19m (10' 6") min)

Sliding UPVC double glazed door to the rear. Central heating radiators. UPVC double glazed window to the front.



Kitchen

2.74m (9') x 2.49m (8' 2")

Refitted wall and base units with work tops over. Tiled splash back and flooring. Central heating radiator. Plumbing for automatic washing machine. One and a half bowl stainless steel sink and drainer with mixer tap. Freestanding cooker. UPVC double glazed window to the rear & door onto the rear garden.



First Floor Landing

UPVC double glazed window to the side. Loft access. Airing cupboard housing boiler. Doors to bedrooms & bathroom.

Bedroom One (To Front)

3.98m (13' 1") x 3.33m (10' 11")

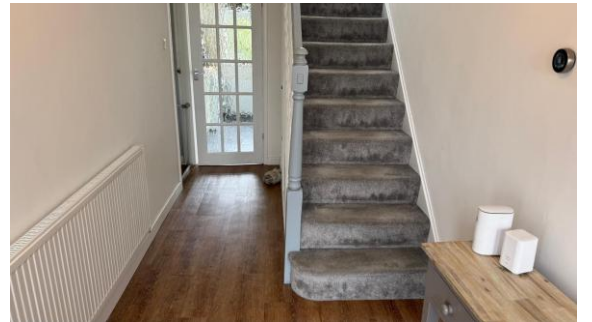
Central Heating radiator. UPVC double glazed window to the front.



Bedroom Two (To Rear)

3.56m (11' 8") x 3.04m (10')

Central heating radiator. Double glazed window to the rear.



Bedroom Three (To Front)

2.24m (7' 4") x 2.4m (7' 10")

Central heating radiator. UPVC window to the front. Over stairs cupboard.

Family Bathroom (To Rear)

1.66m (5' 5") x 2.61m (8' 7")

With white suite consisting a panelled bath with electric shower above & secondary hose attachment with shower screen to side. Chrome heated towel rail. Fully tiled walls & flooring. Low level WC. Inset ceiling spotlights. Vanity sink unit with storage below. UPVC Double glazed window to the rear.



Outside

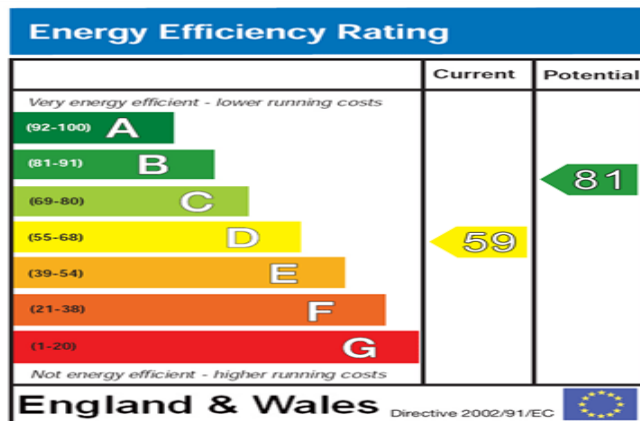
Driveway to the front with direct access to the brick built garage with up and over door to front. Pedestrian side access to the enclosed rear garden where there is a slabbed patio, lawned area and flower beds surrounding. Timber shed for storage.

AGENTS NOTES

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect. (4) Potential buyers are advised to recheck the measurements before committing to any expense. (5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. (6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

IMPORTANT NOTICE

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

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Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.

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