

TO
LET



Mill Lane, Sharnford, Hinckley, Leicestershire LE10 3PS

£1,150 pcm

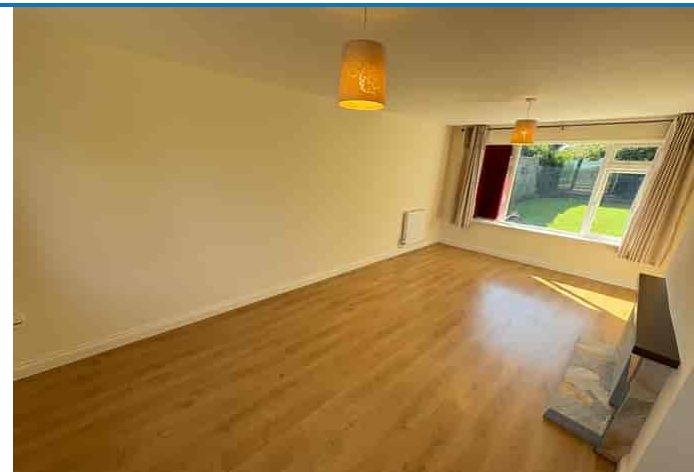
77, Main Street, Broughton Astley, Leicester, LE9 6RE 01455 285555 lettings@davidrobinsonestates.co.uk

PROPERTY DESCRIPTION

Re-Decorated & Ready To Go! - This detached home offers great accommodation comprising, entrance hall, downstairs wc, lounge, fitted breakfast kitchen, side access, first floor, two good sized bedrooms and family bathroom. The property benefits from gas fired central heating to radiators, UPVC double glazing with off road parking to the front giving access to single garage with gardens to the front / rear. Internal viewing comes highly recommended and comes with vacant occupation.

POINTS OF INTEREST

- *Detached Home*
- *Two Bedrooms*
- *Lounge*
- *Fitted Breakfast Kitchen*
- *Downstairs WC*
- *Family Bathroom*
- *Parking*
- *Garage*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Double glazed door to the front aspect, UPVC double glazed window to the front aspect, tiled flooring and radiator.

Downstairs WC

UPVC double glazed window to the front aspect, being fitted with two piece suite comprising, low level wc, hand wash basin, base units, plumbing for washing machine, tiled flooring and radiator.

Lounge

20' 9" x 11' 9" (6.32m x 3.58m) UPVC double glazed window to the front/rear aspect, laminate flooring and two radiators.

Fitted Kitchen/Breakfast Room

14' 1" x 10' 9" (4.29m x 3.28m) UPVC double glazed window to the rear/side aspect, door to the side aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, sink/drain, tiled flooring, under stairs cupboard and radiator.

Under Cover Side Access

UPVC double glazed door to the front/side aspects.

First Floor

First Floor Landing

Bedroom One

15' 7" x 12' 0" (4.75m x 3.66m) UPVC double glazed window to the front / rear aspect and radiator.

Bedroom Two

8' 6" x 8' 0" (2.59m x 2.44m) UPVC double glazed window to the front aspect and radiator.

Family Bathroom

UPVC double glazed window to the rear aspect, being fitted with four piece suite comprising, low level wc, hand wash basin, shower cubicle, bath and radiator.

Front Garden

To the front of the property there are laid to lawn gardens with steps leading down to the off road parking and single garage.

Single Garage

With up and over door.

Rear Garden

To the rear of the property there are laid to lawn gardens and patio area.

Additional Information:

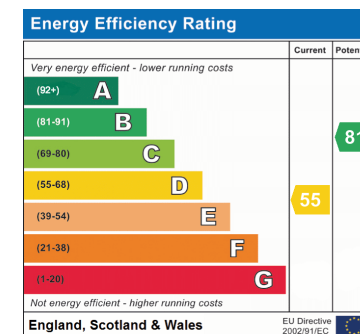
Council tax band C (Blaby District Council)

Standard Brick Construction Tiled Roof

Connected to mains gas/water/electric/sewerage

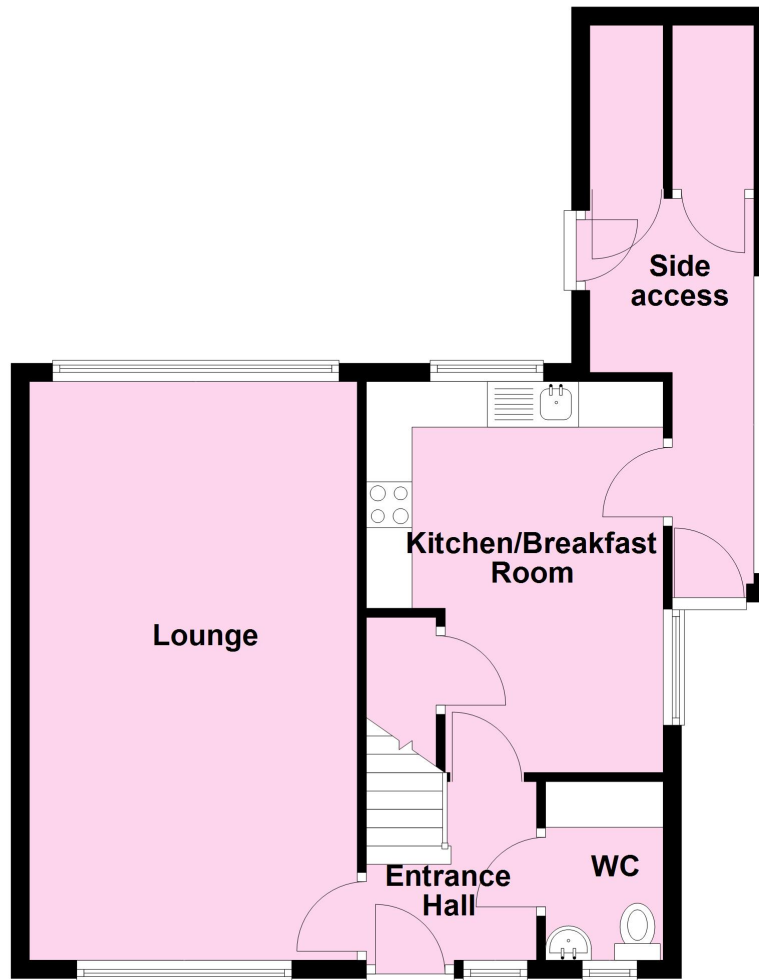
Multiple Choice for Broadband/phone signal

No flood risks that we are aware of



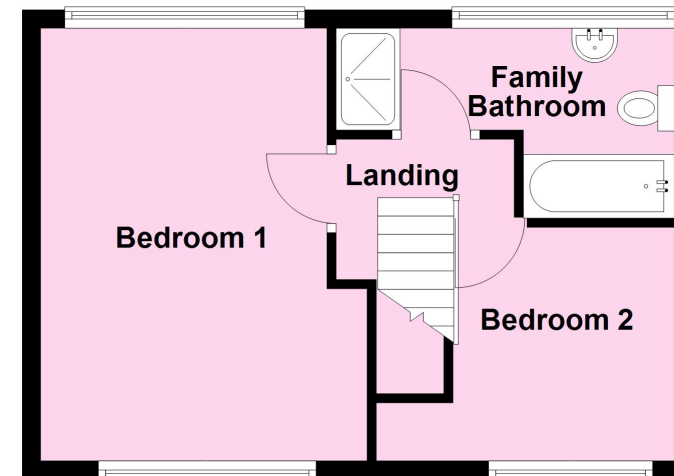
Ground Floor

Approx. 53.3 sq. metres (573.2 sq. feet)



First Floor

Approx. 32.9 sq. metres (354.3 sq. feet)



Total area: approx. 86.2 sq. metres (927.5 sq. feet)

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