



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Eden House, 8 St. John's Business Park, Lutterworth LE17 4HB



FOR SALE

£850,000 Offers over

THE GABLES, CHAPEL LANE
SHARNFORD
LE10 3PE

- Large Detached Property
- Development Potential

LOCATION

The Gables is a large, three bed property located in the village of Sharnford, with excellent transport links having the A5 less than 3 miles away and Junction 1 of the M69 motorway less than 5 miles away. The village benefits from an independent village store, a primary school, and two public houses.

DESCRIPTION

The Gables offers a unique opportunity to purchase a character property that requires renovation. The Gables comprises approximately 1.4 acres, including gardens, farm yard, outbuildings and land formerly used as a nursery, with plenty of scope for development, subject to planning.

ACCOMMODATION

Entry through an outhouse/utility area leads to the back door. From the hall there is a kitchen with sun room adjoining. Downstairs there is also a wet room with toilet, pedestal sink, and electric shower, and further to this there are two reception rooms, the first of which features a bay window, the second an open fire.

The first floor features; master bedroom with fitted wardrobes, double bedroom with fitted wardrobes, double bedroom with integral wardrobe, store room, and family bathroom with shower, pedestal sink, toilet, and airing cupboard.

The property also offers a dry cellar space in which there is a gas Ideal Mexico Boiler for the central heating system and further storage space.

Outside there is a workshop.

Mains gas and electricity are connected to the property.

There is a range of surveys for The Gables available to view in the Data Room, a link is available on request.

EPC

The EPC for the property is available on request.

VIEWINGS

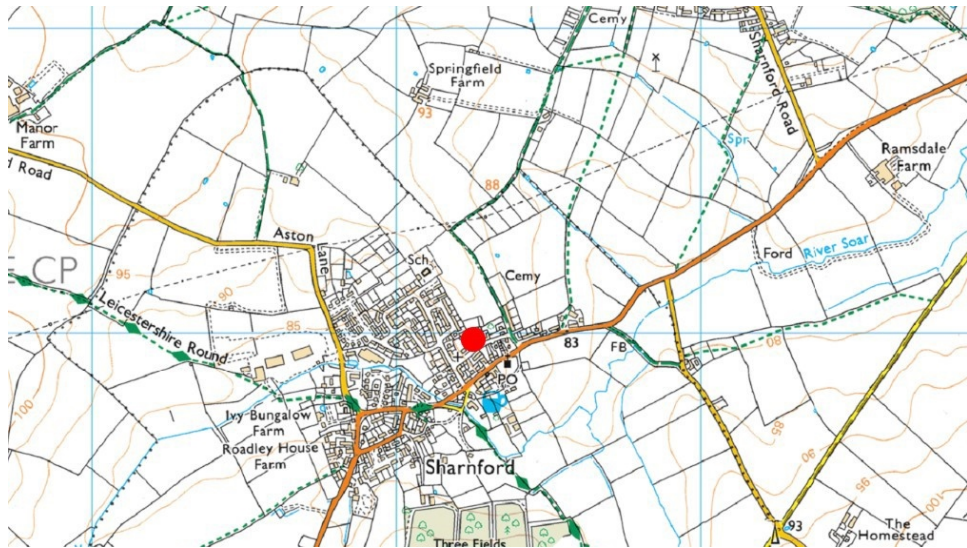
Viewings are by appointment only.

LEGAL COSTS

Each party to bear their own legal costs.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity of our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for you to carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.



SUBJECT TO CONTRACT Disclaimer:

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Particulars Dated May 2024

