

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**12 GREENHILL ROAD, STOKE GOLDING, CV13 6HJ**

**ASKING PRICE £300,000**

NO CHAIN. Spacious four bedroom semi detached family home on a good size plot. Sought after and convenient cul-de-sac location within walking distance of the village centre including a shop, schools, doctors surgery, public houses, Ashby canal and good access to major road links. Benefits from gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, lounge with wood burning stove, breakfast kitchen, dining room, UPVC SUDG conservatory and utility room. Four bedrooms and bathroom. Long driveway to detached garage. Good sized front and sunny rear gardens. Contact agents to view. Carpets, curtains and light fittings included.





## TENURE

Freehold

Council tax band C

## ACCOMMODATION

UPVC SUDG and leaded front door with outside lighting to:

### L SHAPED ENTRANCE HALLWAY

Single panel radiator, digital programmer and thermostat for central heating system.

### FITTED DINING KITCHEN TO FRONT

10'5" x 12'5" (3.19 x 3.79)

Range of medium oak fitted kitchen units consisting inset one and a half bowl, single drainer stainless steel sink unit with mixer tap above and cupboard beneath. Further matching range of floor mounted cupboard units and four drawer unit. Contrasting roll edge working surfaces above with matching breakfast bar and tiled splashbacks. Inset four ring ceramic hob unit with integrated extractor above. Further matching wall mounted cupboard units. Two integrated single ovens with grill. Dishwasher, ceramic tiled flooring and double panel radiator.

### REAR DINING ROOM

8'2" x 11'10" (2.50 x 3.63)

Built in three full height storage cupboards, radiator, SUDG sliding patio door lead to:



### UTILITY ROOM TO REAR

8'3" x 10'9" (2.52 x 3.28)

Single drainer stainless steel sink unit with cupboard beneath. Further floor mounted cupboard unit with roll edge working surfaces above. Appliance recess points including plumbing for automatic washing machine. Ceramic tiled flooring and one tall storage cupboard. Archway leads to:



### SUDG CONSERVATORY

10'3" x 13'2" (3.14 x 4.03)

Double panel radiator, two matching wall lights and two ceiling mounted fan lights. Wood panel and SUDG door leads to rear garden.



### FRONT LOUNGE

12'0" x 16'7" (3.67 x 5.07)

Feature stone fireplace with raised hearth and solid oak mantle above, incorporating black cast iron wood burning stove. Radiator, TV aerial point, five matching wall lights, coving to ceiling and UPVC SUDG and leaded bow window to front. Stairway to first floor with pine spindle balustrades.

### **BEDROOM FOUR TO REAR**

9'5" x 13'5" (2.88 x 4.10)

Radiator and SUDG sliding patio doors leading to the rear garden.



### **SHOWER ROOM TO REAR**

4'5" x 8'11" (1.36 x 2.72)

Shower cubicle with glazed shower doors, vanity sink unit with double cupboard beneath and low level WC. built in storage cupboards, radiator, contrasting tiled surrounds and shaver light above sink.



### **FIRST FLOOR LANDING**

Pine spindle balustrades, radiator, built in double linen cupboard/storage cupboard.

### **FRONT BEDROOM ONE**

13'10" x 10'4" (4.22 x 3.17)

Two overhead bed lights, radiator, doors to an airing cupboard housing Worcester gas condensing combination boiler for central heating and domestic hot water (new as of 2020)



### **REAR BEDROOM TWO**

10'5" x 10'8" (3.19 x 3.27)

Built in double and single wardrobe in white and radiator.



### **BEDROOM THREE TO FRONT**

9'0" x 10'5" (2.76 x 3.18)

Built in single wardrobe and radiator.



### **BATHROOM TO REAR**

6'2" x 6'0" (1.88 x 1.83)

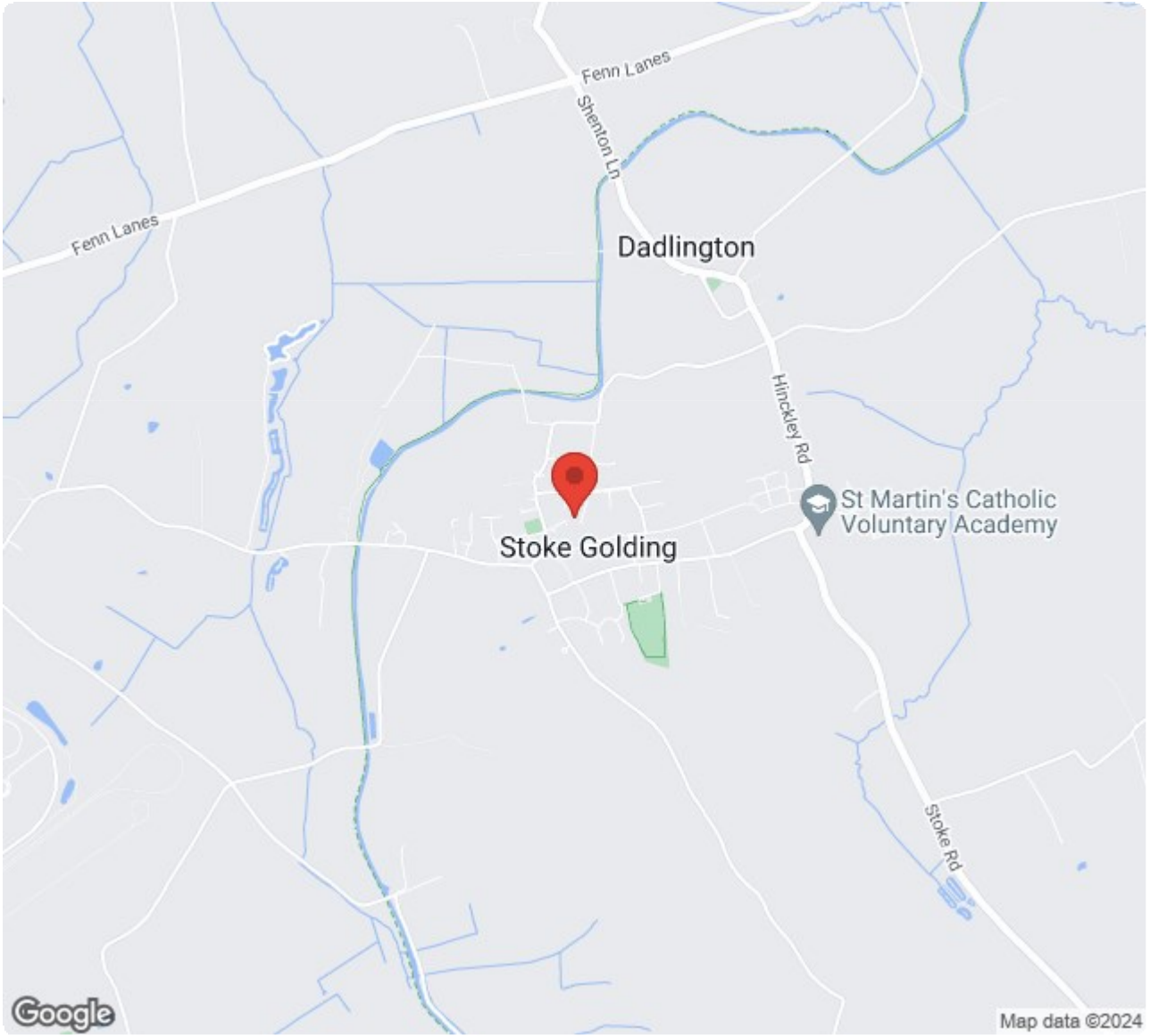
white suite consisting panelled bath, pedestal wash hand basin and low level WC. Contrasting tiled surrounds and radiator.

### **OUTSIDE**

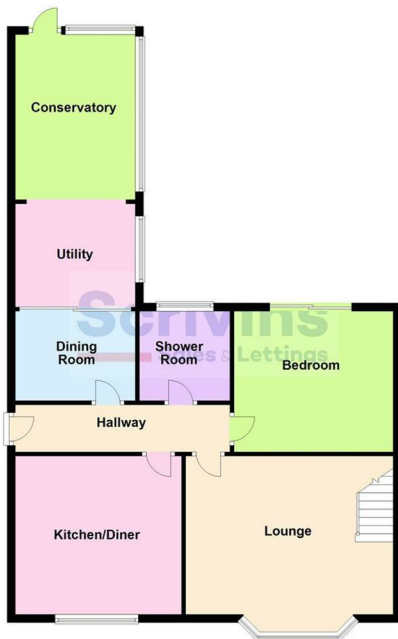
The property is nicely situated in a cul de sac, set well back from the road with front garden principally laid to lawn with surrounding beds. Long Tarmacadam driveway leads down the side of the property to a detached brick built garage 2.73m x 5.29m with up and over door to front, light and power, side pedestrian door and window. Fully fenced and enclosed rear garden which has a deep slab patio adjacent to the rear of the property with surrounding raised beds. Beyond which the garden is principally laid to lawn with surrounding beds and borders.







Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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