

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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12 GREENWOOD ROAD, STOKE GOLDING, CV13 6EH

OFFERS OVER £300,000

Well presented traditional semi detached bungalow on a good sized plot. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors surgery, public houses, Ashby canal and good access to major road links. The spacious property benefits from feature fireplace, coving to ceiling, gas central heating and UPVC SUDG. Offers lounge, kitchen, inner hallway and conservatory. Two good sized bedrooms, shower room and hobby room. Impressive driveway to garage. Well kept enclosed rear garden. Carpets, blinds, light fittings and some curtains included. Contact agents to view.



TENURE
FREEHOLD

COUNCIL TAX BAND - C
EPC RATING - E

ACCOMMODATION

UPVC SUDG door to:

KITCHEN

10'7" x 9'10" (3.25 x 3.01)

Range of floor standing kitchen units with roll edge working surfaces above and tiled splashbacks. Inset stainless steel sink with drainer and mixer tap above and cupboard beneath. Washing machine included, gas oven and grill with four ring gas hob. Further range of wall mounted cupboard units including display cupboards. Wall mounted Worcester gas combination boiler for central heating and domestic hot water. Laminate wood strip flooring, single panel radiator and inset ceiling spotlights. Archway through to:

INNER HALLWAY

Wood and glazed door to:

LOUNGE TO FRONT

14'10" x 12'0" (4.54 x 3.68)

Feature fireplace incorporating an electric fire, with marble hearth, backing and wooden surrounds (open fireplace still behind.) Ornate ceiling rose, single panel radiator, TV aerial point, telephone point and wall mounted thermostat for central heating and hot water.

BEDROOM TWO TO REAR

8'2" x 10'4" (2.49 x 3.15)

Single panel radiator and UPVC SUDG sliding door to:



UPVC SUDG CONSERVATORY

11'5" x 11'1" (3.50 x 3.39)

UPVC SUDG doors to rear garden. Power points and tile effect wood flooring.



BEDROOM ONE

10'3" x 11'6" (3.13 x 3.51)

Range of fitted bedroom furniture consisting wardrobes, three drawer unit and bedside table. Single panel radiator, telephone point and coving to ceiling.



SHOWER ROOM

5'5" x 6'10" (1.67 x 2.10)

Shower cubicle with Triton electric shower, vanity sink unit and low level WC. Single panel radiator, wall panelling, inset ceiling spotlights, mirror fronted wall mounted bathroom cabinet and vinyl flooring.



FIRST FLOOR HOBBY ROOM

11'0" x 11'8" (3.36 x 3.56)

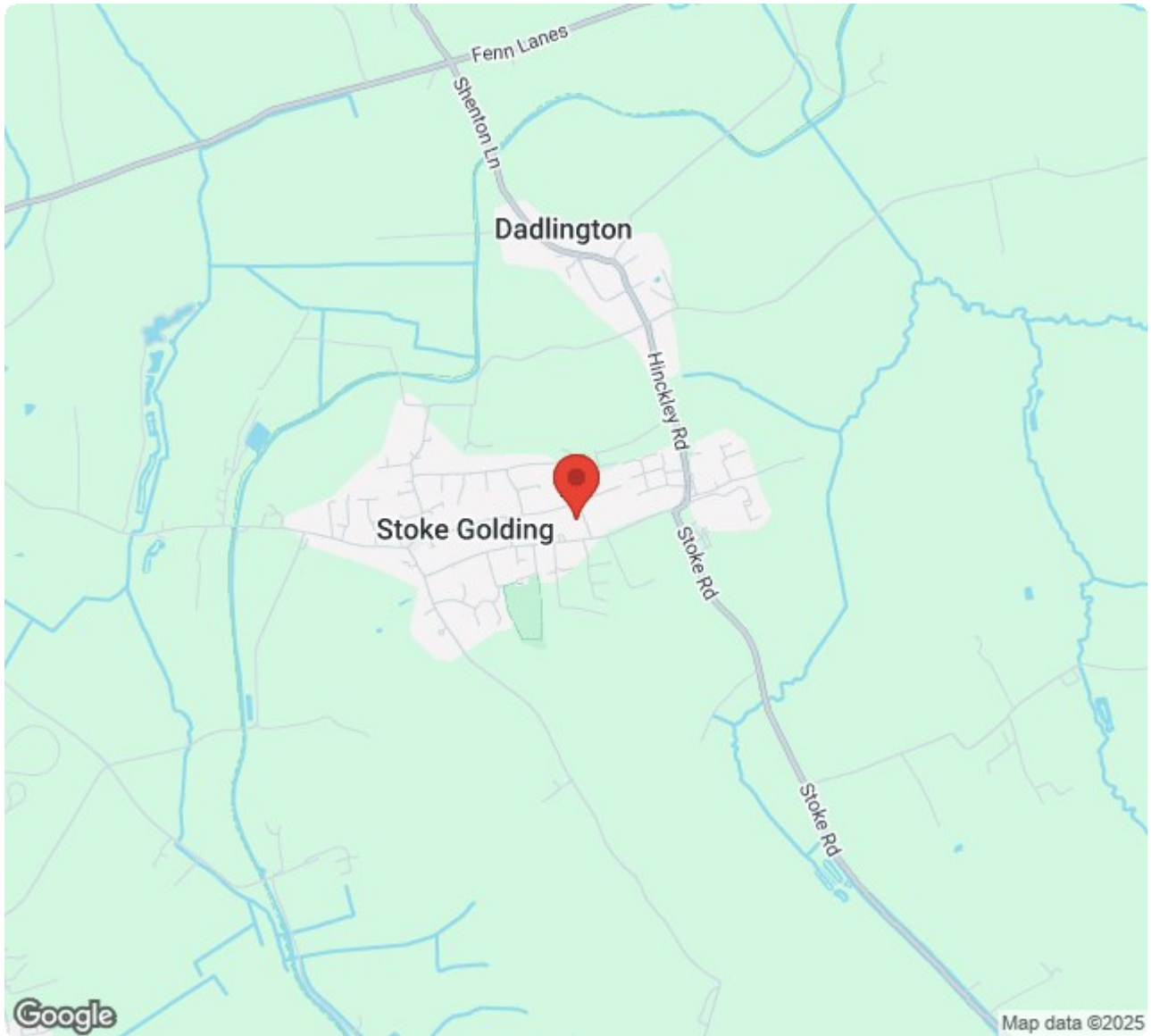
Wooden flooring, power points and offering ample storage in the eaves.



OUTSIDE

The property is nicely situated, set well back from the road with a block paved driveway and stoned front garden, offering ample car parking. Double wrought iron gates to side lead to the brick built garage with wooden doors to front. Good sized fenced and enclosed rear garden. Adjacent to the rear of the property is a slabbed patio and pathway to pedestrian door offering access to the garage, which has light and power. The garden is in Astro Turf and hard landscaped for easy maintenance with borders and beds. Summer house towards the top of the garden. Outside lighting and tap.

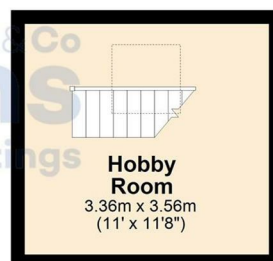




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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