



32 Roseway,
Stoke Golding,
CV13 6HQ.





GENERAL

A fantastic detached house located on Roseway in Stoke Golding village, Offering a corner plot and plenty of living accommodation this house must be viewed. The accommodation briefly comprises airy entrance hall, large sitting room with dining area, kitchen, conservatory, downstairs double bedroom and shower room. On the first floor there is a good size bedroom with en-suite shower room and dressing area, second large double room and third bedroom/home office. Outside there is a spacious double garage with parking in front, and gardens which are all to the front and side of the property.

LOCATION

The house is in the highly desirable village of Stoke Golding, the birth place of the Tudor dynasty. It lies between Hinckley and Market Bosworth which both provide a wide variety of amenities including shops, banks and restaurants.. Stoke Golding itself has a church, public houses, village hall, two schools and various sports clubs. There is a bus service to Hinckley and excellent road links to the A5/M69/M1/M6/M42 together with rail services from both Hinckley and Nuneaton.



THE HOUSE

The accommodation is arranged over two floors as follows.

ENTRANCE HALL

With laminate flooring, useful storage cupboards, stairs up to the first floor and doors off to the accomodation.

SITTING ROOM

16'07 x 15'01

A lovely light and airy room, with sliding doors to the conservatory, window to the front and central heating radiator.

DINING AREA

12'08 x 11'00

Split level from the sitting room, down a couple of steps, the dining area has space for a table and serving hatch to the kitchen.

KITCHEN

14'06 x 8'09

The kitchen is fitted with a range of white gloss wall and base units with black solid quartz working tops over, integrated Neff electric oven, Neff electric hob with extractor over, Neff dishwasher and Bosch washing machine. There is also integrated undercounter fridge and freezer. There is also a back door to the rear access.

CONSERVATORY

With laminate flooring and door to the garden.

BEDROOM ONE / GROUND FLOOR

16'07 max 9'04 min x 12'01

A great size room with a bank of fitted wardrobes with matching side table and dressing table, bay window to the front and central heating radiator.

GROUND FLOOR SHOWER ROOM

Suite comprising walk in shower with glass screen, wash hand basin and low flush lavatory set in a vanity unit, white heated towel rail and window to the front with obscure glass.

STAIRS TO THE FIRST FLOOR

Stairs rise from the entrance hall to the landing.

FIRST FLOOR LANDING

Opening off the landing are doors to the bedrooms.

BEDROOM TWO

15'02 x 12'08

With two Velux windows to the rear, fitted wardrobes and central heating radiator, Archway into the dressing area.

DRESSING AREA

8'05 x 8'03

With Dormer window to the front, central heating radiator and door to the en-suite.

EN-SUITE

With corner shower unit, wash hand basin and low flush lavatory set in a vanity unit and chrome heated towel rail.

BEDROOM THREE

12'07 x 12'02

With Dormer window to the front, fitted wardrobes and central heating radiator.

HOME OFFICE / BEDROOM FOUR

With Dormer window to the front and central heating radiator.

OUTSIDE

The property has a detached spacious double garage with driveway in front, gated side and rear access.

GARDEN

The gardens are all to the front and side of this property, the current owner has planted some laurel hedging for privacy on the patio area. The front garden has lawn and mature shrubs, there is also a large patio area.

GARAGE

Set to the side of the property, the spacious detached double garage has electric roller door to the front, side access door, power and lighting. There is also a store room and work bench within the garage.

COUNCIL TAX

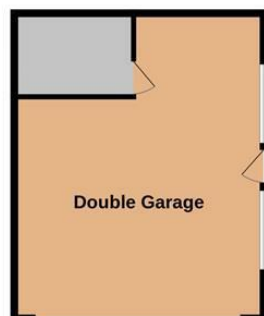
Hinckley & Bosworth - Band D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





Ground Floor



1st Floor



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