



12 Whitemoors Road,  
Stoke Golding,  
CV13 6EG.





£360,000

### GENERAL

A delightful three bedroom home located on Whitemoors Road in the village of Stoke Golding. Located in a sought-after village setting, this spacious and well-maintained three-bedroom semi-detached home offers versatile accommodation perfect for modern family living. The accommodation briefly includes a cosy sitting room, spacious kitchen with conservatory being used as a dining room. Also on the ground floor there is a home studio, home office, utility room and wet room. On the first floor there are three bedrooms together with a luxurious bathroom. Outside there is a good size driveway to the front and fabulous low maintenance rear garden. The current owners have planning permission in place for a single storey rear extension.

### 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. Front door opening into entrance hall.

## ENTRANCE HALL

With laminate flooring, doors off to the living accommodation and stairs rising to the first floor. Under the stairs is useful storage cupboards.

## SITTING ROOM

14'02 x 11'08

A lovely cosy space boasting feature media wall with electric fire and modern tiling to either side, window to the front and central heating radiator.

## KITCHEN

17'11 max x 12'01 max

The kitchen is fitted with a generous range of painted base and wall cabinets with laminate working tops over. There is a Kenwood gas range cooker with extractor over and space for other appliances. There is tiling to the splashbacks, an inset sink and drainer unit with mixer tap over and wood style flooring. The kitchen opens in to the conservatory which offered a useful dining space.

## CONSERVATORY

12'10 x 10'00

With double doors to the garden, currently being used as a dining space. There is an electric heater and lighting.

## HOME STUDIO / BEDROOM FOUR

16'10 x 6'02

Currently being used as a home salon, this room could have mix of use's depending on what you require. There is a window to the front, door to the hallway and home office and central heating radiator.

## HOME OFFICE

With wooden laminate flooring and central heating radiator.

## UTILITY ROOM

With tiled floor, space for appliances under a worktop, central heating boiler and back door to the garden.

## WET ROOM

Fitted with walk in shower, low flush lavatory and wash hand basin. There is a central heating radiator and window to the rear.

## STAIRS TO THE FIRST FLOOR

Stairs rise from the entrance hall to the first floor.

## FIRST FLOOR LANDING

The landing is spacious with window to the side and doors off to the bedroom. There is also a attic hatch which has a pull down ladder for access.

## BEDROOM ONE

13'01 x 9'10

Benefitting from fitted wardrobes, window to the front and central heating radiator.

## BEDROOM TWO

11'03 x 8'08

With window to the rear and central heating radiator.

## BEDROOM THREE

7'08 x 6'10

With window to the front, fitted wardrobes and draws over the bulkhead of the stairs and central heating radiator.

## BATHROOM

A luxurious family bathroom with suite comprising a shower bath and glass screen with rainfall and hand held shower attachments. There is a wash hand basin and low flush lavatory set in a vanity unit which also offers storage space. Anthracite heated towel rail and tiling to the walls. Please note the wall mounted mirror will not be included in the sale.

## OUTSIDE

The house has a great size driveway for off road parking, also accessed from the front driveway there is a double electric socket and outside tap.

## THE GARDEN


The rear garden is a fabulous low maintenance space, with patio directly adjacent to the back of the house, steps leading up to a further smaller patio area, artificial lawn and planted raised borders. There is a garden shed.

## COUNCIL TAX

Hinckley & Bosworth - Band C

## PLANNING PERMISSION

The current owners have obtained planning permission for a single storey rear extension, Plans can be seen if requested.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



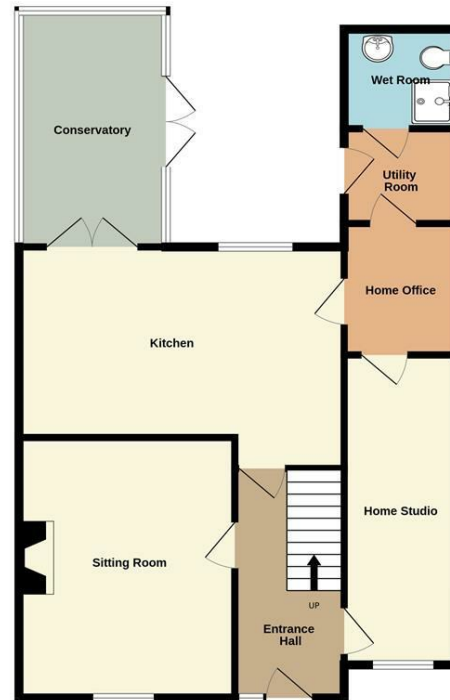








Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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