



PE PICKER ELLIOTT

Greenhill Road, Stoke Golding CV13 6HJ

£300,000

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ESTATE AGENTS

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Welcome to Greenhill Road, Stoke Golding! This charming semi-detached home offers a fantastic opportunity for those seeking a property with character and potential. Situated in a popular village location on a quiet cul-de-sac, this dormer semi-detached property boasts two/three reception rooms and three/four bedrooms, providing ample space for comfortable living.

With two bathrooms and parking for up to five vehicles, convenience is key in this property. The 1,396 sq ft of living space offers a flexible layout, with the potential for a ground floor bedroom, catering to various lifestyle needs.

Although in need of some modernisation, this property presents a blank canvas for you to unleash your creativity and style. The good access to popular schools in the area makes it an ideal choice for families looking to settle down in a welcoming community.

Don't miss out on the chance to transform this bungalow into your dream home. Embrace the opportunity to create a space that truly reflects your personality and lifestyle. Book a viewing today and envision the endless possibilities that this property holds for you!



Enter Via UPVC Double Glazed Front Door into

Entrance Hallway

With central heating radiator, central heating controls and door leading through to

Breakfast Kitchen

12'5" (max) x 10'5" (max) (3.78m (max) x 3.18m (max))

With tiled flooring, fully tiled walls, range of wooden Shaker style kitchen units seated beneath roll edge work surface, stainless steel one and a half bowl sink with drainer, 4 ring ceramic hob, two UPVC double glazed windows, integrated dishwasher, space for under counter fridge/freezer, integrated double oven and access to storage space.

Lounge

16'1" (max) x 12'0" (4.915 (max) x 3.679)

Entering through from entrance hall, with UPVC double glazed bay window to the front aspect, central heating radiator, decorative stone built feature fireplace with inset log burner and stairs leading to first floor.

Dining Room

9'5" x 13'7" (2.884 x 4.141)

Again entering through from entrance hall, with aluminium double glazed sliding doors opening out onto the rear garden.

Ground Floor Shower Room

4'6" x 8'11" (1.375 x 2.724)

Vanity unit with wash basin, double width shower cubicle with electric shower, PVC cladding to walls, central heating radiator, low level flush toilet, wall mounted heater and UPVC double glazed window with frosted glass.

Additional Reception Room

8'2" x 11'11" (2.509 x 3.633)

With central heating radiator, suite of built in cupboards/wardrobe and aluminium double glazed sliding doors opening into

Conseatory

9'10" (max) x 21'5" (max) (3.00 (max) x 6.53 (max))

Suite of wooden glazed windows, timber glazed door opening out onto driveway at the side of the property, central heating radiator, space with plumbing for an appliance, range of units with stainless steel sink and drainer, ceiling mounted fan and further timber double glazed door opening out onto the rear garden

First Floor Landing

With UPVC double glazed window looking out over the rear garden, central heating radiator, access to large built in storage space with shelving and door to

Bedroom One

13'9" (max) x 10'5" (max) (4.215 (max) x 3.187 (max))

With central heating radiator, UPVC double glazed window, access to built in wardrobes and large storage cupboard which houses the recently installed Worcester Bosch gas combination boiler.

Bedroom Two

10'11" x 10'5" (3.343 x 3.193)

With UPVC double glazed window looking out over the rear, central heating radiator and access to built in wardrobes.

Bedroom Three

10'4" (max) x 8'10" (max) (3.161 (max) x 2.697 (max))

With UPVC double glazed window to the front, central heating radiator and access to over stairs storage.

Bathroom

6'2" x 5'11" (1.880 x 1.805)

With UPVC double glazed window with frosted glass, low level button flush toilet, bath, pedestal wash basin, central heating radiator and tiled walls to bathing areas.

Outside

To The Front of the Property

With lawned front garden, mature borders, tarmac driveway which could easily accommodate at least two vehicles and access to

Garage

17'3" x 8'8" (5.28 x 2.66)

With up and over garage door to the front, single glazed window to the rear of the garage and timber door allowing side access into the garden.

Rear Garden

Mainly laid to lawn, timber fencing to all boundaries, brick built stairs leading down from the dining room to the patio area and mature conifers to the rear providing privacy.

Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the

photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.

4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

5. Where reference is made to planning permissions or potential uses such information is given in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.

6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match expectations you may have of the property.

7. The information in these particulars is given without responsibility on the part of the Sole Agents or their Clients. The particulars do not form any part of an offer or a contract and neither the Sole Agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

8. All main services are understood to be connected but have not been tested by the Agents.

9. We accept no liability for the content of the video and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).

10. Copyright and Social Media: Unless we agree otherwise with you in writing, we hold the copyright on all photographic and video marketing material used to market your home and these should not be reproduced by any third party without our express consent. Furthermore, we reserve the right to use these for marketing initiatives in order to promote your property or the Company. We may use various options for marketing including all social media and mailing campaigns and should you have any concerns relating to this then you should let us know as soon as possible.

MONEY LAUNDERING REGULATIONS -In line with current money laundering regulations, prospective buyers who have an offer accepted on a property, will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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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