



Hinckley Road

Stoke Golding

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- No upward chain two bedroom bungalow
- Large plot with huge extension potential
- Spacious sitting room featuring log burner fire
- Kitchen / breakfast room with integrated appliances
- Outside w/c and storeroom
- Beautiful seating terraces
- Parking for several vehicles and garage
- EPC Rating E / Council Tax Band D / Freehold

General Description

Alexanders are excited to offer to the market an exceptional opportunity to purchase this superb two bedroom bungalow positioned on a large plot on the ever popular Hinckley Road, Stoke Golding.

Accommodation

Set back from Hinckley Road, the property boasts a large frontage and generous wrap around gardens offering huge extension potential subject to the necessary planning consents. The driveway offers parking for several vehicles and gives access to a detached single garage. Beyond this, are side and rear gardens laid mostly to lawn with established hedgerow and seating terraces directly from the rear and side of the property. Internally, the property has been well-maintained but is now ready for internal updating and improvements. Enter into a large entrance hall with access to; two double bedrooms, family bathroom, sitting room, kitchen/breakfast room and utility room. There is also an outside WC and storeroom.

Location

The village of Stoke Golding lies close to lovely countryside, yet with easy access to Hinckley, Leicester, Birmingham, Nuneaton, and nearby Market Bosworth which offers a range of shopping and recreational facilities. The village has a primary school, local shop, and a selection of public houses and eateries, as well as a doctor's surgery.



Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth (01455) 291471.

Tenure

Freehold.

Local Authority

Hinckley and Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley LE10 0FR (01455) 238141. Council Tax Band D.

Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.



Ground Floor

Approx. 75.2 sq. metres (809.9 sq. feet)



Total area: approx. 75.2 sq. metres (809.9 sq. feet)



Important Information

Viewing - To arrange a viewing, please contact the Market Bosworth Sales Team on 01455 291471
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General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.



Viewing by appointment only

Alexanders

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