

CASTLE ESTATES

1982

A WELL PRESENTED TWO BEDROOMED SEMI DETACHED BUNGALOW WITH GOOD SIZED GARDENS SITUATED IN A MOST SOUGHT AFTER VILLAGE LOCATION



**67 SHERWOOD ROAD
STOKE GOLDING CV13 6EE**

Offers Over £260,000

- Entrance Porch Leading To Hall
- Well Fitted Kitchen
- Sun Room
- Ample Off Road Parking
- Sizeable Private Gardens Front & Rear
- Attractive Lounge To Front
- Two Double Bedrooms
- Shower Room
- Detached Garage
- NO CHAIN - VIEWING ESSENTIAL



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

info@castles-online.co.uk - 01455 617997

www.castles-online.co.uk



**** NO CHAIN **** Nestled in the charming village of Stoke Golding, this delightful semi-detached bungalow on Sherwood Road must be viewed to fully appreciate its wealth of attractive features.

The accommodation enjoys entrance porch leading to hall, attractive lounge, kitchen, two double bedrooms, sun room and shower room. A particular feature is the good sized gardens front and rear with ample off road parking and a garage.

Stoke Golding is a highly sought-after village, known for its friendly community and picturesque surroundings. With local amenities and beautiful countryside nearby, this location offers a perfect blend of tranquillity and convenience.

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band C (Freehold).

ENTRANCE PORCH

having upvc double glazed front door and side windows. Upvc double glazed door leading to Hall.

HALL

24'5" x 3'0" (7.46m x 0.93m)

having wood effect flooring, coved ceiling, access to the roof space and central heating radiator.

LOUNGE

14'3" x 11'10" (4.35m x 3.63m)

having upvc double glazed window to front, feature fireplace with inset fire, wooden surround, tiled back and hearth, tv aerial point, central heating radiator, coved ceiling and wood effect flooring.





KITCHEN

15'10" x 7'0" (4.85m x 2.14m)

having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in oven, gas hob with cooker hood over, space and plumbing for washing machine and dishwasher, space for tumble dryer, space for fridge freezer, wood effect flooring, upvc double glazed window to front and side.





BEDROOM ONE

11'11" x 11'5" (3.64m x 3.49m)

having range of fitted wardrobes and drawers, central heating radiator, telephone point, coved ceiling and upvc double glazed window overlooking sun room.



BEDROOM TWO

11'1" x 10'1" (3.38m x 3.09m)

having central heating radiator, wood effect flooring, coved ceiling and upvc double glazed window to rear.



SUN ROOM

11'7" x 11'0" (3.55m x 3.36m)

having central heating radiator, tv aerial point, polycarbonate roof, upvc double glazed windows and door opening onto rear garden.



SHOWER ROOM

8'2" x 6'9" (2.50m x 2.08m)

having double shower cubicle, vanity unit with wash hand basin, low level w.c., panelled walls, chrome heated towel rail, extractor fan, built in airing cupboard and upvc double glazed window with obscure glass.

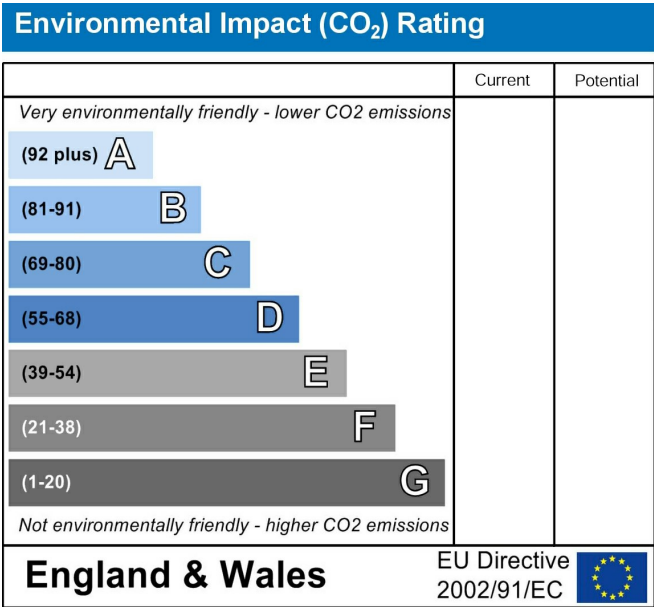
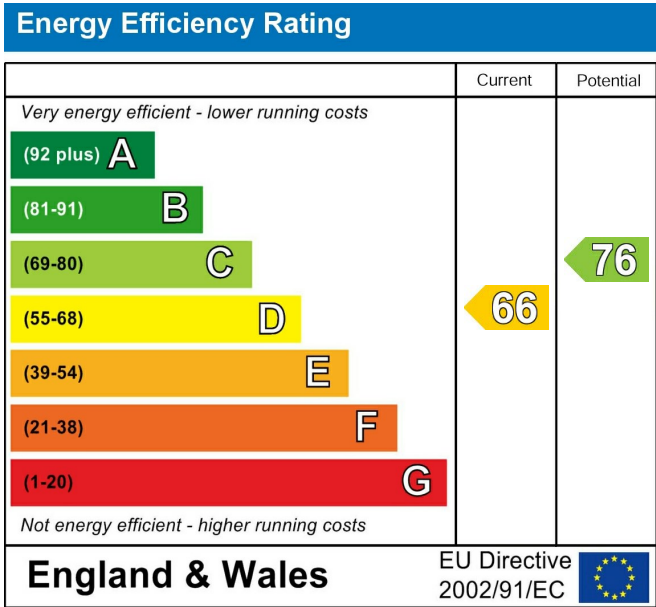


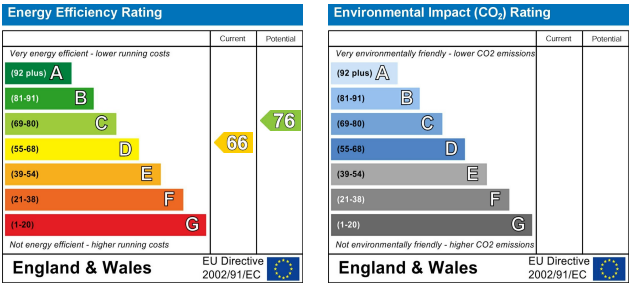
OUTSIDE

There is direct vehicular access over a good sized block paved driveway with ample off road parking for numerous cars. Wrought iron gates leading through to GARAGE with up and over door. A pebbled foregarden with walled front boundary and garden shrubs. Pedestrian access to a fully enclosed, private rear garden with patio area, lawn, well fenced boundaries and garden shrubs.









PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm
