



9 Hodges Close, Stoke Golding, CV13 6FD
£350,000 Freehold


MARTIN&CO

Stoke Golding, Leicestershire

2 Bedrooms, 2 Bathroom

£350,000

- A MODERN TWO BEDROOM DETACHED BUNGALOW
- OPEN PLAN KITCHEN AND LOUNGE
- GOOD SIZED CONSERVATORY
- TWO DOUBLE BEDROOMS
- REAR PRIVATE GARDEN
- OFF ROAD PARKING FOR TWO CARS
- GAS CENTRAL HEATING AND DOUBLE

This detached two-bedroom bungalow is for sale in the village of Stoke Golding, near Nuneaton, offering single-storey living in a residential setting. The property provides one reception room, one kitchen and two bathrooms, making it suitable for buyers seeking manageable accommodation with defined living and sleeping areas.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Stoke Golding is a well-regarded rural village in Leicestershire, with everyday amenities including local shops, pubs and a primary school. Further facilities, supermarkets and wider services can be found in nearby Nuneaton, which offers a broader range of retail, leisure and health services.

For outdoor space, residents can take advantage of village playing fields and surrounding countryside footpaths, providing opportunities for walking and recreation. The area is also convenient for access to nearby Hinckley, which offers additional shopping, dining and leisure options.

This two-bedroom detached bungalow for sale in Stoke Golding will appeal to buyers looking for village living within reach of Nuneaton and the surrounding towns, with practical accommodation arranged on one level.

HALLWAY Entrance hallway leading to all rooms

DOUBLE BEDROOM 10' 5" x 11' 5" (3.18m x 3.50m) A spacious front-facing double bedroom, attractively presented in neutral décor. Benefiting from a double-glazed window, carpeted flooring, and gas central heating.

ENSUITE 5' 0" x 7' 1" (1.53m x 2.16m) Complementing the bedroom perfectly, this attractive ensuite features a contemporary white suite with a WC, wash hand basin, and shower cubicle, creating a comfortable and convenient private space.

FAMILY BATHROOM 7' 2" x 6' 0" (2.20m x 1.84m) Beautifully presented and finished in a contemporary style, this inviting family bathroom is fitted with a modern white suite comprising a WC, wash hand basin, and bath with shower over. Complemented by attractive tiling, a double-glazed window providing natural light, and tasteful décor, the room offers a bright and relaxing space for everyday living.

REAR BEDROOM 8' 7" x 15' 2" (2.64m x 4.64m) A well-proportioned and versatile rear bedroom, beautifully presented in neutral tones to create a bright and welcoming atmosphere. Benefiting from a double-glazed window allowing plenty of natural light, this attractive room offers ample space for bedroom furniture and is equally well suited as a home office. Finished with a fitted carpet and gas central heating for year-round comfort.

LOUNGE AREA 14' 5" x 14' 11" (4.41m x 4.57m) A beautifully presented and generously proportioned open plan living room, thoughtfully designed to create a warm and inviting atmosphere. The room features attractive wood-effect flooring, a stylish feature wall with contemporary panelling, and ample space for a large suite, making it ideal for both relaxing and entertaining. Natural light streams in through the rear-facing window and glazed double doors, which open seamlessly into the conservatory, enhancing the sense of space and connection to the garden. Complete with gas central heating and tasteful, modern décor.



KITCHEN AREA 8' 6" x 7' 7" (2.60m x 2.33m) A stunning modern kitchen finished to an exceptional standard, featuring an extensive range of elegant shaker-style cabinetry in a sophisticated navy finish. Complemented by quality worktops, contemporary tiled splashbacks, and striking brass-effect detailing, the room offers an abundance of storage and workspace. Complete with an integrated oven, gas hob, and extractor hood, this stylish kitchen seamlessly combines practicality with modern design, creating a wonderful heart of the home.

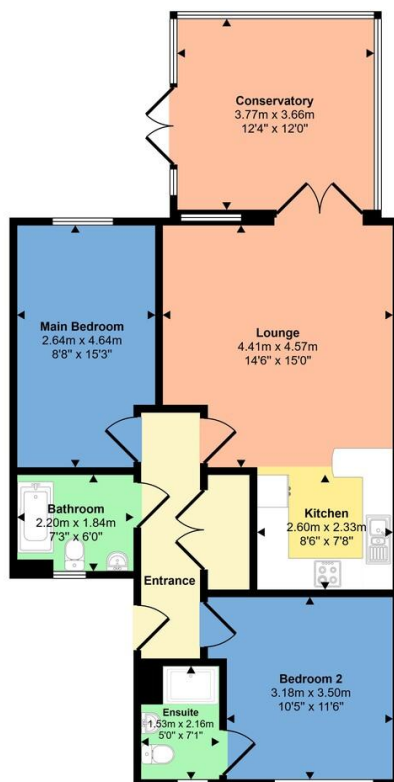
CONSERVATORY 12' 4" x 12' 0" (3.77m x 3.66m) Bathed in natural sunlight, this inviting conservatory creates a tranquil retreat within the home. Featuring a stylish glazed roof, attractive brick-built elevations, and pleasant garden views, the room offers a bright and airy atmosphere throughout the day. With ample space for comfortable seating and direct access to the garden, it is the perfect spot to unwind, entertain guests, or simply enjoy the changing seasons.

OUTSIDE Having parking for two cars at the front of the home, and at the rear and good-sized private garden and patio.





Approx Gross Internal Area
82 sq m / 887 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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