Alexanders
MarketMakers.

Greenwood Road
Stoke Golding

- Traditional semi-detached bungalow
- Spacious front-facing sitting room
- Well-appointed fitted kitchen
- Two good-sized bedrooms
- First-floor hobby room with eaves storage
- Rear conservatory with garden access
- Block-paved driveway with ample parking
- Low-maintenance rear garden with paved patio
- EPC Rating E / Council Tax Band C / Freehold

A well-presented traditional semi-detached bungalow, pleasantly positioned on a good-sized plot and set well back from the road. The property offers generous and versatile accommodation, combining a number of attractive character features with the practicalities of modern living. A feature fireplace, ornate ceiling detailing and coving add charm and character, whilst gas central heating and uPVC double glazing provide everyday comfort.

The accommodation offers excellent flexibility, with two good-sized bedrooms, a spacious sitting room, fitted kitchen, shower room and conservatory, together with a particularly useful first-floor hobby room and generous eaves storage. The sitting room retains an open fireplace behind the existing electric fire, providing an attractive original feature with potential to restore and use.

Externally, the property occupies a generous and private plot, with an impressive block-paved driveway providing ample off-road parking and access to a detached brick-built garage. The enclosed rear garden has been thoughtfully designed for ease of maintenance, with established borders, artificial lawn and paved areas, together with a useful summer house. Carpets, blinds, light fittings and some curtains are also included in the sale.

Accommodation:

The property is entered via the fitted kitchen, which provides a range of floor and wall-mounted units, gas oven and hob, washing machine and Worcester combination boiler, together with access to the inner hallway. The spacious front-facing sitting room features an attractive fireplace with electric fire and marble hearth, with the original open fireplace retained behind.

Bedroom one benefits from fitted bedroom furniture, whilst Bedroom Two enjoys direct access to the rear conservatory, which in turn opens onto the garden. The shower room is fitted with a shower cubicle, vanity wash hand basin and WC. A useful first-floor hobby room provides excellent additional space, whether required for hobbies, home working or a variety of other uses, with generous eaves storage adding further practical space.

Gardens and land:

The property is approached via a substantial block-paved driveway with a stoned front garden, offering excellent off-road parking and access to the detached garage via double wrought-iron gates. The enclosed rear garden has been designed for ease of maintenance, incorporating a paved patio and pathway, artificial lawn and established borders and beds.

A summer house provides useful additional outdoor space, whilst outside lighting and a water tap are also provided. Fully fenced and enclosed, the rear garden enjoys a good degree of privacy and provides a practical setting for outdoor seating and entertaining.

Location:

Situated in a sought-after and convenient village location, the property is within comfortable walking distance of the village centre and its range of everyday amenities, including local shops, schools, doctors' surgery and public houses. The nearby Ashby Canal provides an attractive recreational amenity for walking and leisure, whilst the property also benefits from good access to major road links, providing convenient connections to surrounding towns and the wider region.

The combination of a peaceful village setting, accessible amenities and excellent road connectivity makes this a well-positioned and versatile home.

Method of Sale:

The property is offered for sale by Private Treaty.

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.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band C.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

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Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.

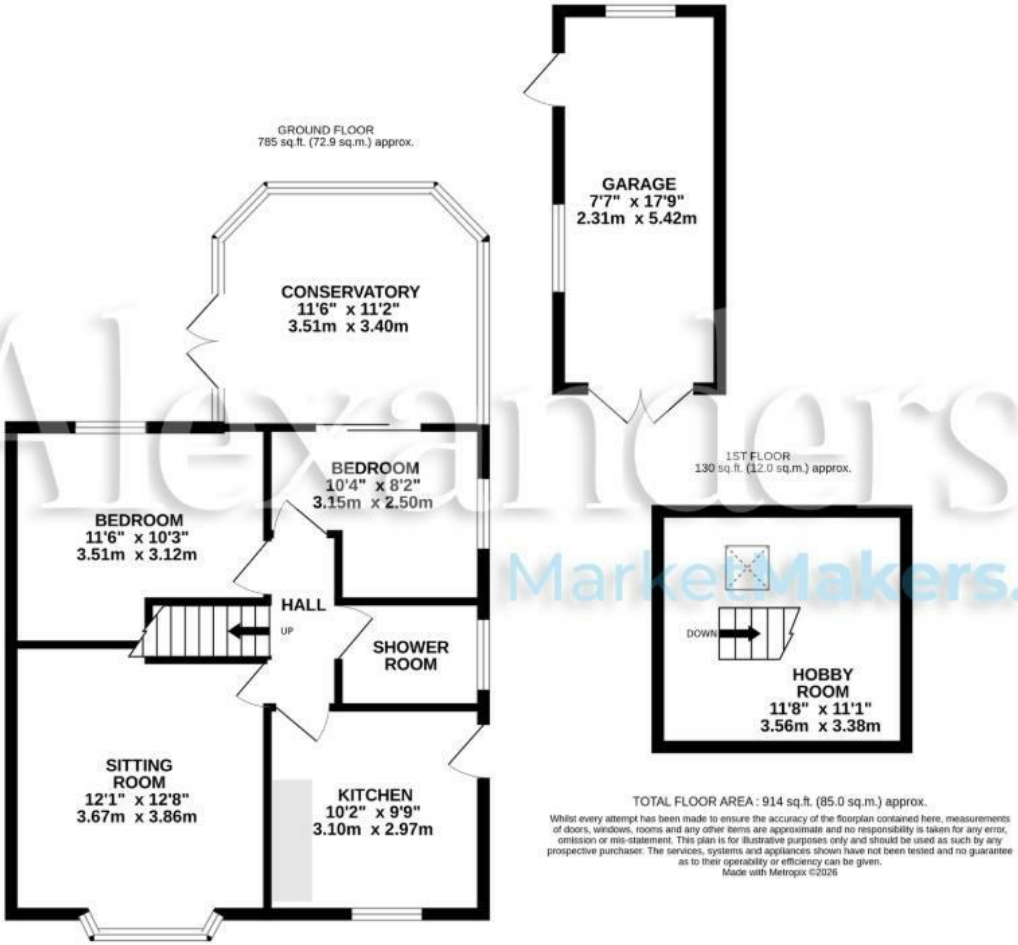
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

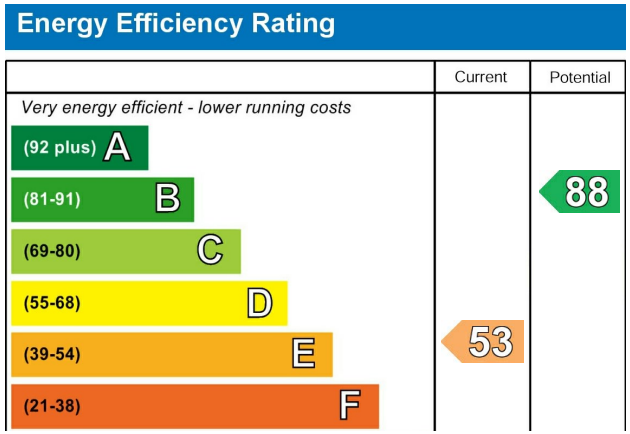
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

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.

General Note:
These particulars whilst believed to be accurate 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 a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.





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