



# Greenwood Road

## Stoke Golding

- Deceptively spacious two bedroom bungalow
- Boasting a large corner plot
- Bright airy living room
- Large kitchen/breakfast room
- Separate utility and wc
- Wrap around gardens
- Detached double garage
- Huge extension potential
- EPC Rating D / Council Tax Band D / Freehold

### General Description

Alexanders offer to the market an exceptional two bedroom semi detached bungalow, boasting a wonderful corner plot with wrap around gardens and plentiful parking leading to a detached double garage.

### Accommodation

Internally, the property has been very well maintained but may be ready for some internal updating to meet modern standards, whilst offering huge extension potential subject to the necessary planning consents. Benefiting from gas central heating and uPVC double glazing, expect to find in brief; Porch, entrance hall, two bedrooms, family bathroom, sitting room, dining room, kitchen/breakfast room, wc, utility room and rear lean to.

### External

The property stands centrally in its plot with ample front, side and rear gardens which over many years have been wonderfully stocked and landscaped with mature borders, several seating areas and the rest laid to lawn and decorative stone. To the rear of the property there is a large driveway providing off-road parking for several vehicles and access to the detached double garage with electric roll over doors.



### Location

The property is positioned a short walk from the village of Stoke Golding which sits within 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 superb local schooling, shops, and a selection of public houses and eateries, as well as a doctors surgery.

### 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

Freehold.

### Local Authority

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

### Viewings

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

### Services

We are advised that mains gas, electricity, water, and drainage are connected.

### 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.



# Ground Floor

Main area: approx. 81.6 sq. metres (878.2 sq. feet)  
Plus garages: approx. 25.1 sq. metres (270.5 sq. feet)



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