



4 Shenton Close, Nuneaton, CV13 6HL

£320,000



3



1



1



C



*** NO CHAIN *** RH Homes is delighted to offer this excellent family size three bedroom semi-detached home set in a pleasant close of the desirable village location of Stoke Golding. The accommodation briefly comprises a Porch, Entrance Hallway, Lounge & Dining Area, extended and refitted Kitchen, First Floor landing, Three Bedrms, and Family Bathroom. Also, well maintained Traditional sized Front & Rear Gardens, detached brick Garage & ample off road parking to the front. Double glazing and very recently refitted (Worcester Greenstar combi) gas fired central heating boiler *** NO CHAIN - IDEAL SCHOOL CATCHMENTS ***

Council Tax - C

Porch

With sliding double glazed door to the front aspect.

Entrance Hallway

Having vinyl flooring, radiator, under stairs cupboard access, and UPVC double glazed door to the front aspect.

Lounge/Dining Area

13'0 x 22'3 overall (3.96m x 6.78m overall)

Having a decorative focal point fireplace surround, two radiators, and UPVC double glazed bow window to the front aspect with UPVC double glazed sliding doors to the rear patio and gardens.

Extended Kitchen

8'7 x 20'11 (2.62m x 6.38m)

Having an excellent range of refitted wall and base level units with working surfaces over and splashbacks, built in eye level double oven, fourring electric hob and hood over, inset stainless steel sink and drainer, plumbing for washing machine and dishwasher, radiator, serving hatch to dining area, vinyl flooring, UPVC double glazed windows to the side and rear elevations, and UPVC double glazed door leading to the rear patio and gardens.

Landing

With radiator, airing cupboard and loft access (with lighting, boarding, loft ladder and very newly fitted Worcester Greenstar combination boiler).

Bedroom One

10'4 x 11'5 (3.15m x 3.48m)

With Hammonds fitted bedroom units, radiator, and UPVC double glazed window to the front elevation.





Bedroom Two

10'4 x 10'5 (3.15m x 3.18m)

With radiator, and UPVC double glazed window to the rear elevation.

Bedroom Three

8'7 x 6'11 (2.62m x 2.11m)

With overhead wall units and over stairs wardrobe/store, radiator, and UPVC double glazed window to the front elevation.



Family Bathroom

8'7 x 5'10 (2.62m x 1.78m)

Having a three piece white suit of low flush WC and wash hand basin set in gloss front vanity units and cupboards, and bath with thermostatic shower over, full tiled surround and flooring, radiator, and UPVC double glazed window to the rear aspect.

Garage

With power, lighting, up and over door, and UPVC double glazed window to the side elevation.

Outside

To the front is a lawned area with hedge border and slabbed path to the front entrance door. Spanning the full lawn and length of the house is a tarmacadam driveway leading to a brick built garage allowing for off road parking for multiple vehicles.

At the rear of the property is a side timber gate access from the driveway onto a slabbed patio, which leads onto a traditional sized mainly lawned garden with established tree and shrub surrounds. There is also a slabbed walkway, which leads to a timber shed and green house.





4, Shenton Close, Stoke Golding, CV13 6HL

Total Area: 90.9 m² ... 978 ft²

All measurements are approximate and for display purposes only



Leaving Hinckley along the A447 Ashby Road, at the traffic lights at the perimeter Road take a left turn onto Normandy Way, continue along Normandy Way, and then at the roundabout take a right turn onto Stoke Road into Stoke Golding, at the fork in the road take a left onto Hinckley Road, and then right onto Greenwood Road, left at the T-junction at the top onto Sherwood Road, right on to Whitemoors Road and then left at the top onto Roseway and taking the left turn onto Shen Close where the property is

Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 71 | 75 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

108 Castle Street, Hinckley, Leicestershire, LE10 1DD
 Tel: 01455 633244 Email: rharris@rhhomesandproperty.com
 www.rhhomesandproperty.com

