

**A SPACIOUS EXTENDED AND MUCH IMPROVED TWO BEDROOM SEMI DETACHED BUNGALOW IN SOUGHT AFTER VILLAGE LOCATION**



**112 SHERWOOD ROAD  
STOKE GOLDING CV13 6EF**

**Guide Price £225,000**

- SIDE ENTRANCE HALL
- WELL FITTED KITCHEN WITH INTEGRATED APPLIANCES
- TWO GOOD SIZED BEDROOMS WITH BUILT HAMMONDS FURNITURE
- AMPLE PRIVATE OFF ROAD PARKING LEADING TO BRICK GARAGE
- SPACIOUS LOUNGE WITH FEATURE FIRE PLACE
- LARGE UPVC DOUBLE GLAZED CONSERVATORY
- MODERN WHITE WET ROOM WITH SHOWER AND TOILET
- PRIVATE GARDENS TO BOTH FRONT AND REAR

## Viewing

Through Castle Estates

## Directional Note

Travelling from the centre of Stoke Golding on Hinckley Road, take the left turning onto Greenwood Road. Turn left at the T junction onto Sherwood Road and you will see this property on the right hand side on the corner of Whitemoors Road.

## Description

This is a well appointed and spacious two bedroom semi detached bungalow in the centre of a popular village convenient for local amenities and open countryside.

Having been extended across the rear to create a large upvc double glazed conservatory, the property enjoys a side entrance hallway leading to principal rooms including a spacious lounge with feature fireplace, well fitted kitchen with some built in appliances, two good sized bedrooms both with fitted Hammonds furniture and a recently refurbished white wet room and toilet.

Outside: There is ample off road parking for numerous cars as well as brick built garage and easily maintained private hard landscaped gardens to the front and rear.

More specifically the gas fired centrally heated and upvc double glazed accommodation comprises:

### Entrance Hall

3'11" x 11'5" (1.2 x 3.5)

Having a upvc double glazed front door, laminated wood effect flooring, central heating radiator and access to fully boarded roof space containing combination gas fired boiler for central heating and domestic hot water via a drop down ladder.

PHOTO TO FOLLOW

### Lounge

16'4" x 13'1" (5 x 4)

Having a feature brick fireplace with electric open flamed fire, laminated wood effect flooring, double central heating radiator, plaster cove ceiling and TV point.

PHOTO TO FOLLOW





## Kitchen

7'2" x 9'6" (2.2 x 2.9 )

Having a range of light oak units including base units, drawers and wall cupboards with granite effect worktops, ceramic tiled splash backs, inset single drainer sink with mixer taps Bosch electric oven and grill, four ring ceramic hob with extractor hood over, central heating programmer, space and plumbing for dishwasher and archway leading into the conservatory.



## Kitchen



### Conservatory

20'4" x 10'9" (6.2 x 3.3)

Having upvc double glazed windows and french doors opening onto private rear garden, ceramic tiled flooring, space and plumbing for automatic washing machine, space for fridge/ freezer and double central heating radiator.

PHOTO TO FOLLOW



### Master Bedroom

10'9" x 15'8" (3.3 x 4.8)

Having a range of quality dark wood Hammonds fitted bedroom furniture including three double and one single wardrobe, bed side drawers and headboard and dressing table. Central heating radiator.

PHOTO TO FOLLOW





## Bedroom Two

11'1" x 10'9" (3.4 x 3.3)

Having a central heating radiator, a range of light cream wood effect Hammonds fitted bedroom furniture including two double wardrobes and a single wardrobe with full length mirror.

PHOTO TO FOLLOW



## Wet Room/ Bathroom

6'6" x 7'6" (2 x 2.3)

Having a white suite including wash hand basin, low flush w.c, fully tiled shower area with a newly fitted Mira electric shower, screen and rail & curtain, central heating radiator, half tiled walls, extractor fan.

## Outside

Direct vehicular access over a long and wide block paved driveway with standing for numerous cars leading to a brick built garage.

## Garage

9'2" x 23'11" (2.8 x 7.3)

Having a pitched roof, quality electric up and over door, side window and side door leading to rear garden, power, light and roof storage space.

---

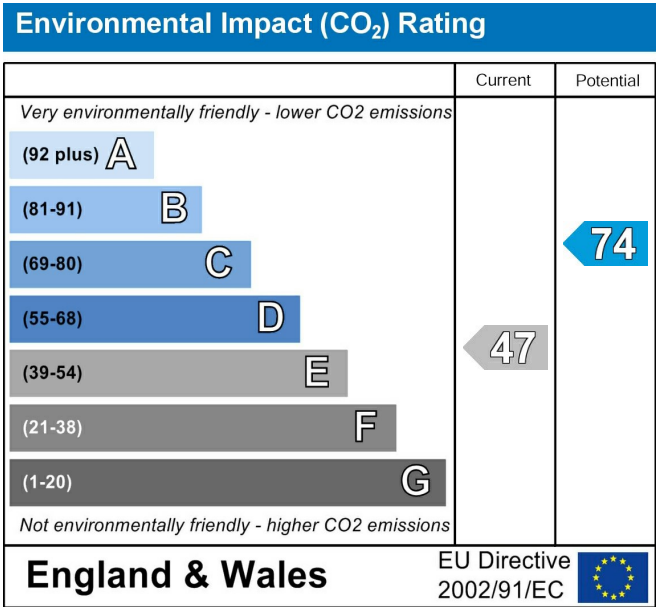
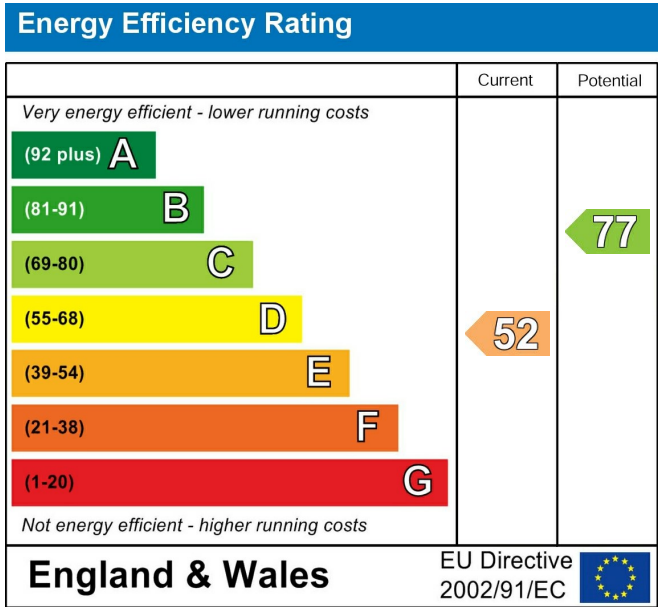
### Private Rear Garden

Having a hard landscaped rear garden for ease of maintenance, well fenced boundaries.



### Private Rear Garden





**Energy Efficiency Rating**

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current: 52

Potential: 77

**Environmental Impact (CO<sub>2</sub>) Rating**

Very environmentally friendly - lower CO<sub>2</sub> emissions

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not environmentally friendly - higher CO<sub>2</sub> emissions

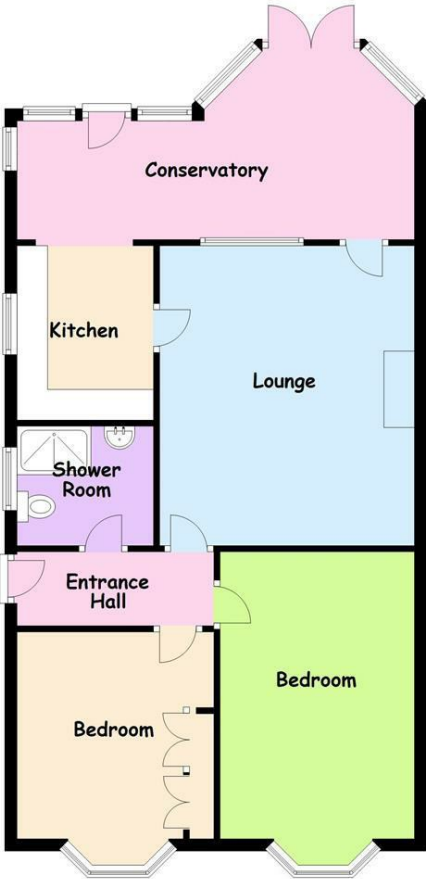
Current: 47

Potential: 74

**England & Wales**

EU Directive 2002/91/EC

Approx. 79.6 sq. metres (857.1 sq. feet)



Total area: approx. 79.6 sq. metres (857.1 sq. feet)



## 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 12.00 pm

---