CASTLE ESTATES

1982

A WELL PRESENTED TWO BEDROOMED SEMI DETACHED BUNGALOW STANDING ON A SIZEABLE CORNER PLOT WITH PRIVATE GARDENS SITUATED IN A POPULAR VILLAGE LOCATION



91 HINCKLEY ROAD
STOKE GOLDING CV13 6DZ

Offers In The Region Of £260,000

- NO CHAIN
- Sizeable Private Lawned Gardens
- Family Bathroom
- Good Sized Lounge
- L Shaped Entrance Hall
- Sought After Village Location
- VIEWING ESSENTIAL
- Potential for Ample Off Road Parking
- Modern Fitted Kitchen
- Two Double Bedrooms

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112 Castle Street, Hinckley, Leicestershire. LE10 1DD
info@castles-online.co.uk - 01455 617997
www.castles-online.co.uk

** NO CHAIN - VIEWING ESSENTIAL ** This well presented semi detached bungalow stands on a sizeable private plot. Viewing is essential.

The accommodation enjoys L shaped hall, good sized lounge, well fitted kitchen, two double bedrooms and a family bathroom. Outside the property has potential for ample off road parking with large lawned gardens.

It is situated in a sought after village location, close to local shops, schools and amenities. For those who need to commute will find easy access to the Northern Perimeter Road making travelling to the A5, M69 junctions and further afield very good indeed. The property is also close to open countryside and Ashby canal.

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band C (Freehold).

L SHAPED ENTRANCE HALL

having upvc double glazed front door with obscure glass, wood block flooring, storage heater and access to the roof space.

LOUNGE

14'2 x 11'10 (4.32m x 3.61m)
having upvc double glazed bay window, brick fireplace, coved ceiling and storage heater.





KITCHEN

12'2 x 7'4 (3.71m x 2.24m)
having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, space for cooker, space and plumbing for washing machine, space for fridge and upvc double glazed bay window to front. Sliding door to Side Passageway.







SIDE PASSAGEWAY

22'7 x 3'5 (6.88m x 1.04m)

having wall cupboard, polycarbonate roof, upvc double glazed door to front and side windows with obscure glass.



BEDROOM ONE

11'11 x 11'5 (3.63m x 3.48m)
having built in cupboard, storage heater and upvc double glazed window.





BEDROOM TWO

11'3 x 8'10 (3.43m x 2.69m)
having storage heater and two upvc double glazed bay windows.



BATHROOM

7 x 5'4 (2.13m x 1.63m)

having panelled bath with shower over and glass screen, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks and upvc double glazed window with obscure glass.



OUTSIDE

Sizeable wrap around gardens with lawn, mature trees and shrubs, ornamental pond and well fenced boundaries. There is potential for direct vehicular access from Hinckley Road or Greenwood Road.





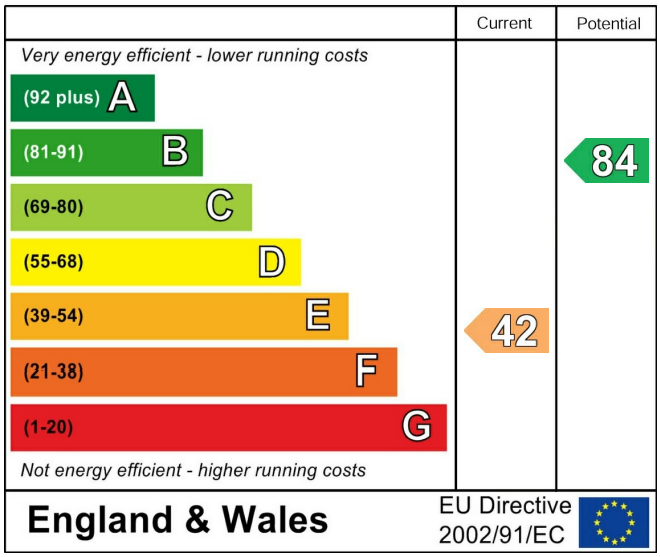




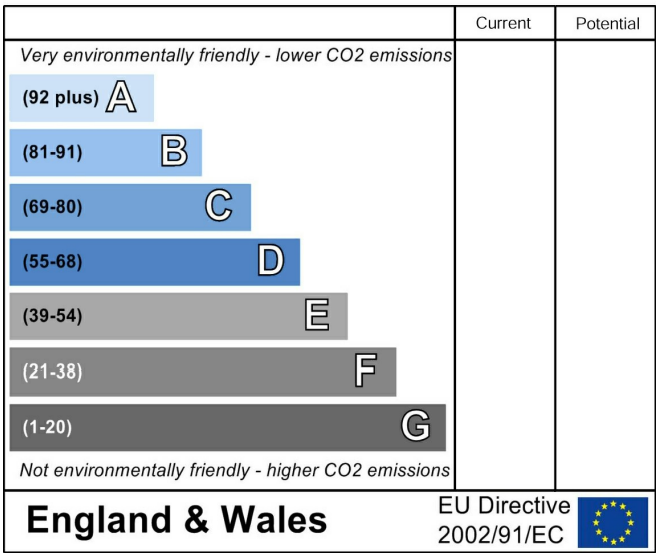
AERIAL VIEW

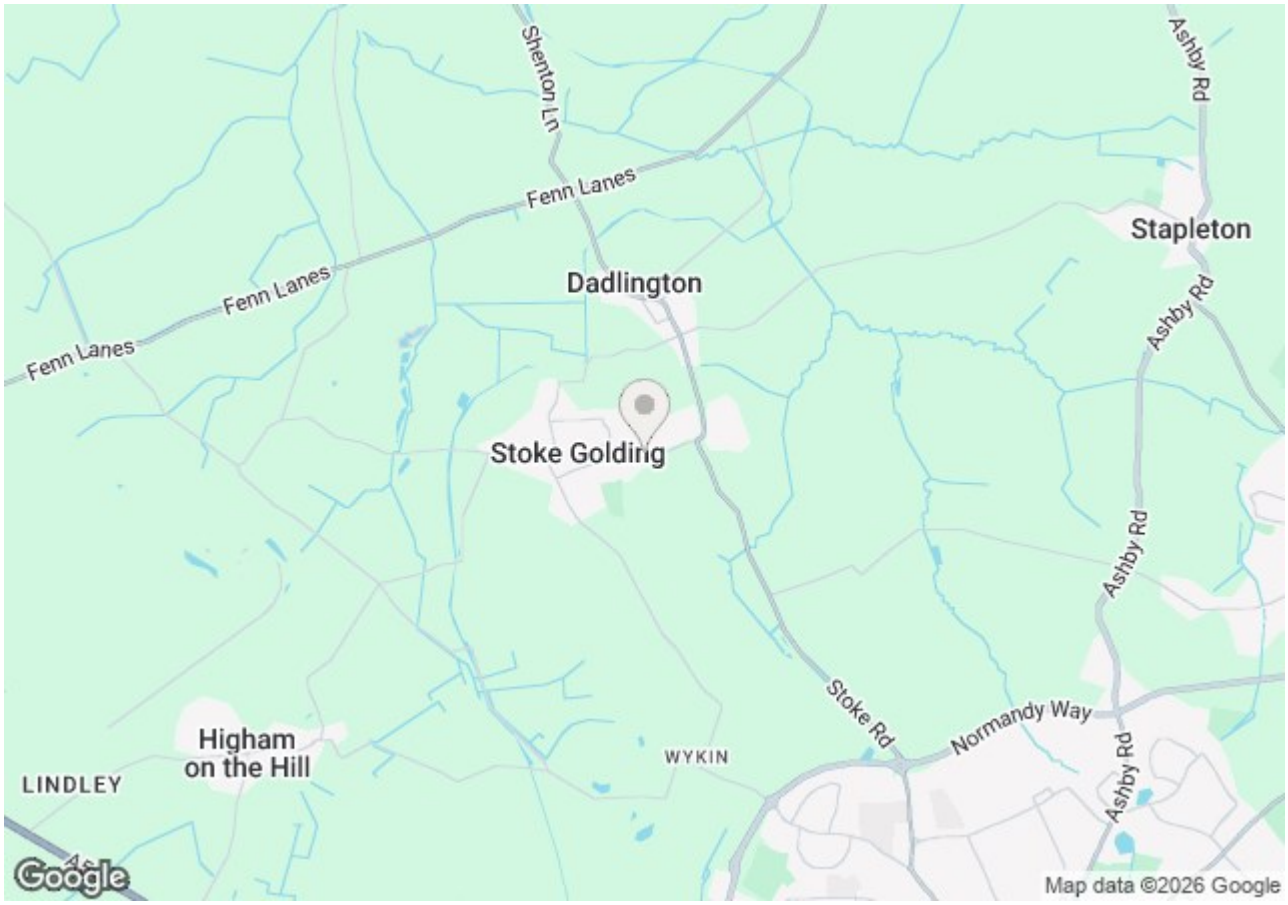


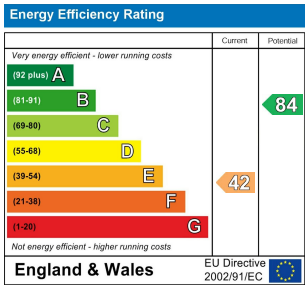
Energy Efficiency Rating

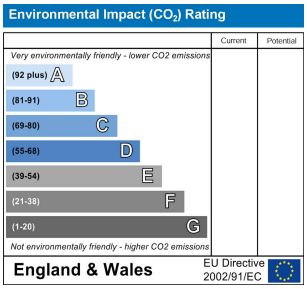


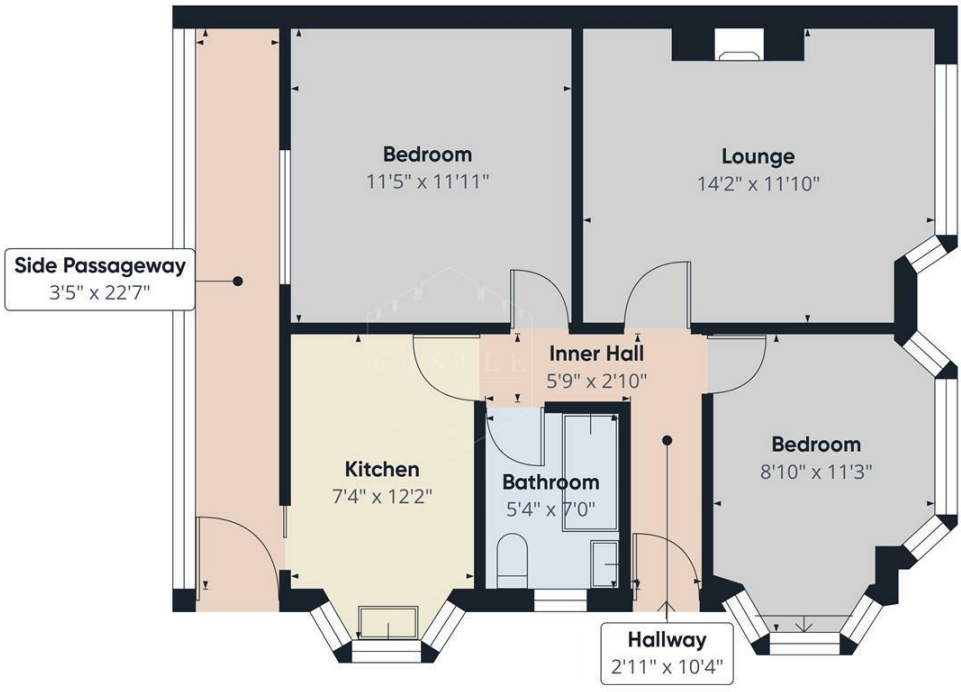
Environmental Impact (CO_2) Rating




Shenton Ln
Ashby Rd
Fenn Lanes
Stapleton
Fenn Lanes
Dadlington
Fenn Lanes
Ashby Rd
Stoke Golding
Ashby Rd
Stoke Rd
Normandy Way
Higham
on the Hill
WYKIN
LINDLEY
Ashby Rd
Google
Map data ©2026 Google







Approximate total area(1)

655 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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 13.00 pm