



Roseway Stoke Golding

- Three bedroom semi-detached property
- Offered with no upward chain
- Excellent potential for further enhancement
- Sitting and dining room with feature fireplace
- Potential for open-plan kitchen/dining
- Established rear garden with mature borders
- Driveway and carport providing ample parking
- Sought-after Stoke Golding location
- EPC Rating D / Council Tax Band C / Freehold

Alexanders are delighted to bring to the market this three bedroom semi-detached property, offered with no upward chain and presenting excellent potential for further enhancement. Located in the sought-after village of Stoke Golding, the property provides a brilliant opportunity for first-time buyers, families and investors alike.

An entrance hall with useful understairs storage leads to the sitting and dining room, which is centred around a feature fireplace. The kitchen is fully fitted with wall and base units, with space for appliances, and the layout lends itself to the creation of an open-plan kitchen/dining area opening onto the garden.

To the first floor are two double bedrooms and a single bedroom, all served by the fully tiled family bathroom. The loft space has been historically converted but offers the potential to create a further bedroom.

A spacious driveway to the front and carport to the side provide parking for multiple vehicles. To the rear, the established garden is laid to lawn and enclosed by well-stocked herbaceous borders. The detached garage and timber shed provide useful storage.





Location:

Roseway sits within the highly regarded village of Stoke Golding, close to the village centre and its range of local amenities. Stoke Golding is a popular and well-established village, renowned for its strong community atmosphere and offering local shops, schooling, public houses and attractive countryside walks. The nearby Ashby Canal provides further opportunities for walking, cycling and leisure, whilst the surrounding countryside offers an appealing rural backdrop. The property is also ideally positioned for access to neighbouring market towns and major road networks, providing convenient commuting links towards Market Bosworth, Hinckley and Nuneaton.

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 Road, 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.

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.





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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.

Property Imagery Disclaimer:

Please note, digital enhancement and artificial intelligence tools may have been used on select photographs on this listing to help visualize the property's potential. These images are intended as a visual guide only and should not be relied upon as a factual representation of the current furnishings or condition. Buyers are advised to verify all details in person during an official viewing.



