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Grange Road, Nailstone
CV13 0QW
Asking Price £250,000

Freehold - Hinckley & Bosworth Borough Council Band: B - EPC: E

Nestled on the charming village of Nailstone, this delightful semi-detached house on Grange Road offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking retreat with views over farmland.

Upon entering, you are welcomed into a cosy reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the home is thoughtfully designed to maximise space and functionality, ensuring that every corner is utilised effectively.

The property features a well-appointed bathroom, catering to all your daily needs with ease. The kitchen, while not specified, is typically a central hub in homes of this nature, providing ample opportunity for culinary creativity and family gatherings.
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This semi-detached house on Grange Road presents a wonderful opportunity for anyone looking to settle in a serene location without compromising on comfort. Whether you are a first-time buyer or seeking a rental property, this home is sure to meet your needs and exceed your expectations. Do not miss the chance to make this charming residence your own.







Entrance
Via double glazed entrance door with canopy porch leading into:

Hall
15'0" x 5'1" (4.57m x 1.55m)
Door to workshop and further foor to:

Living Room
18'3" x 13'10" (5.56m x 4.22m)
Double glazed window to front, fireplace with solid fuel wood burning stove with glass door, telephone point, TV point, stairs rising to first floor landing and door to:

Kitchen
10'9" x 13'10" (3.28m x 4.22m)
Fitted with a matching range of base and eye level units with worktop space over, wine rack, sink with single drainer with tiled splashbacks, integrated fridge, freezer and slimline dishwasher, range, cooker with extractor hood over, double glazed windows to rear and side elevation, radiator, vinyl ceramic tiled effect flooring, sunken spotlights, French style double doors to:

Sun Room
6'0" x 9'11" (1.84m x 3.02m)
Three double glazed windows to rear, French style double doors to garden area.

Landing
Access to part boarded loft with light point connected, doors to:

Bedroom
10'10" x 13'10" (3.31m x 4.22m)
Double glazed window to front, radiator,

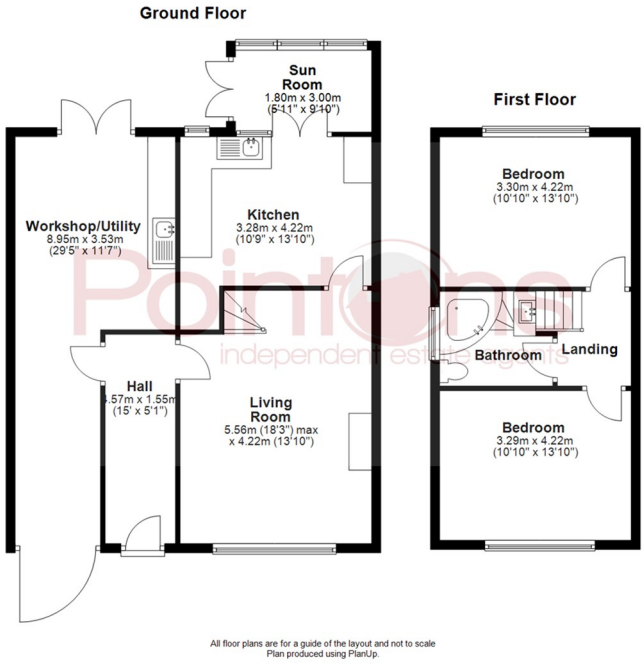
Bedroom
11'0" x 13'10" (3.35m x 4.22m)
Double glazed window to rear, radiator.

Bathroom
Fitted with three piece suite comprising deep panelled bath with shower over, vanity wash hand basin with cupboard under and mixer tap and low-level WC, tiled splashbacks, extractor fan, obscure double glazed window to side,

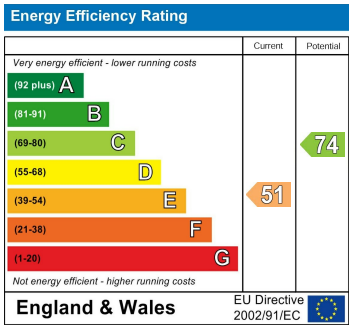
Outside
To the rear is an enclosed garden mainly laid to lawn with borders, paved patio and garden shed. With personal door leading into workshop / utility. To the front is a driveway providing parking, access to workshop area and entrance

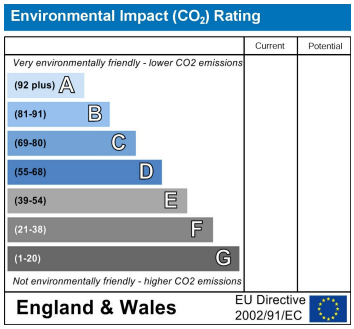
Workshop/Utility
29'4" x 11'7" (8.95m x 3.53m)
Plumbing for washing machine, oil fired combination boiler, stainless steel sink unit, door to leading to front and back to hallway:

General Information
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is payable to Hinckley & Bosworth Borough Council and is Band B



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.











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