



Jubilee Cottage,
6 Station Road,
Stoke Golding, CV13 6EZ



£295,000

GENERAL

Number 6 Station Road is a handsome Victorian house in a superb central village location. The accommodation briefly comprises: two impressive reception rooms, a re-fitted kitchen and cloakroom with utility area to the ground floor. On the first floor, there are two large double bedrooms with high ceilings giving a real feeling of space. There is also a particularly large family bathroom and a box room. Outside, there is a garden to the rear with large workshop. The house does now require some further modernisation.

LOCATION

The house is in the highly desirable village of Stoke Golding, the birth place of the Tudor dynasty. It lies between Hinckley and Market Bosworth which both provide a wide variety of amenities including shops, banks, restaurants, doctors, schools etc. Stoke Golding itself has a church, public houses, village hall, two schools and various sports clubs. There is a bus service to Hinckley and excellent road links to the A5/M69/M1/M6/M42 together with rail services from both Hinckley and Nuneaton.

THE HOUSE

The accommodation is arranged over two floors as follows. Front door opening into entrance porch.

ENTRANCE PORCH

With inner door to reception hall.

RECEPTION HALL

Stairs rise to the first floor. Doors to the reception rooms.

SITTING ROOM

3.99m x 3.91m (13'1" x 12'10")

There is a central fire surround, wall light points, central heating radiator.



DINING ROOM

4.29m x 2.92m (avg) (14'1" x 9'7" (avg))

There is a former fireplace with fire surround with book shelving to either side. Central heating radiator.

KITCHEN

2.49m x 2.49m (8'2" x 8'2")

The kitchen has been fitted with high gloss contemporary base and wall units incorporating a ceramic electric hob with extractor over and single oven by "Bosch". There is an inset single drainer sink unit, tiled splash backs and space for two appliances. Door to garden.

CLOAK/UTILITY ROOM

With low flush lavatory, wash hand basin. Utility cupboard with plumbing for a washing machine.

ON THE FIRST FLOOR

Stairs from the reception hall rise to a galleried landing.

FIRST FLOOR LANDING

Opening off are the bedrooms.

BEDROOM ONE

4.01m x 3.56m (13'2" x 11'8")

There is a real feeling of space as there is a full height ceiling. There are pretty views over the centre of the village, two fitted wardrobes, coving to the ceiling and picture rail. Central heating radiator.

BEDROOM TWO

3.71m x 3.71m (12'2" x 12'2")

With a full height ceiling, two fitted wardrobes, picture rail. Central heating radiator.

BATHROOM

3.05m x 3.00m (10' x 9'10")

Suite comprising a panelled bath, low flush lavatory and wash hand basin with attractive tiling to the splash back areas. Airing cupboard housing hot water cylinder.

(Measurement 10'max x 9'10" reducing to 8'7")

BOX ROOM

2.29m x 0.91m (7'6" x 3')

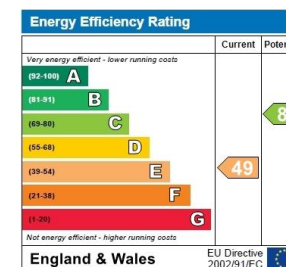
With picture rail. The current owner uses this room as a ironing room.

OUTSIDE

A covered passage leads from the road to the rear garden. Opening off the passage is the BOILER ROOM housing the gas fired central heating boiler.

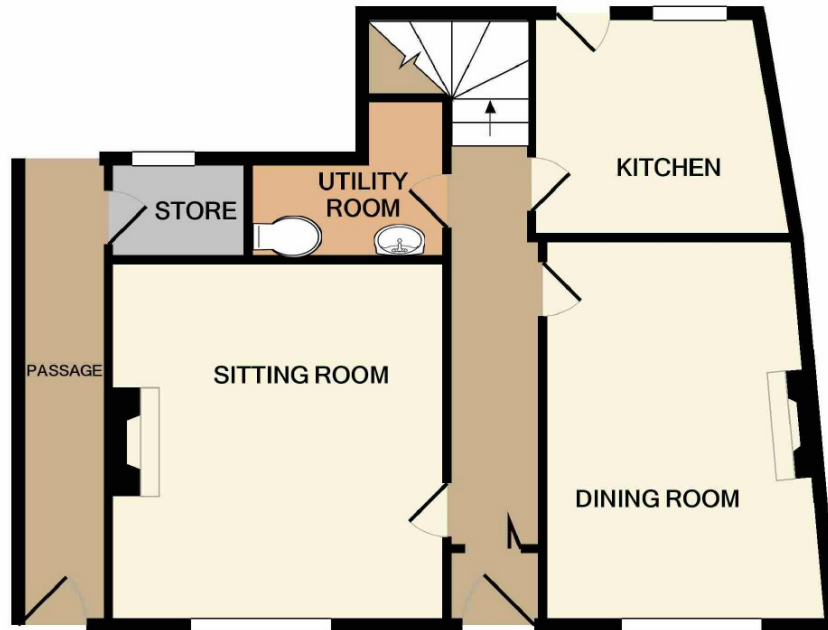
THE GARDEN

The garden is principally lawned with an OUTBUILDING measuring 13'4" x 12'2".

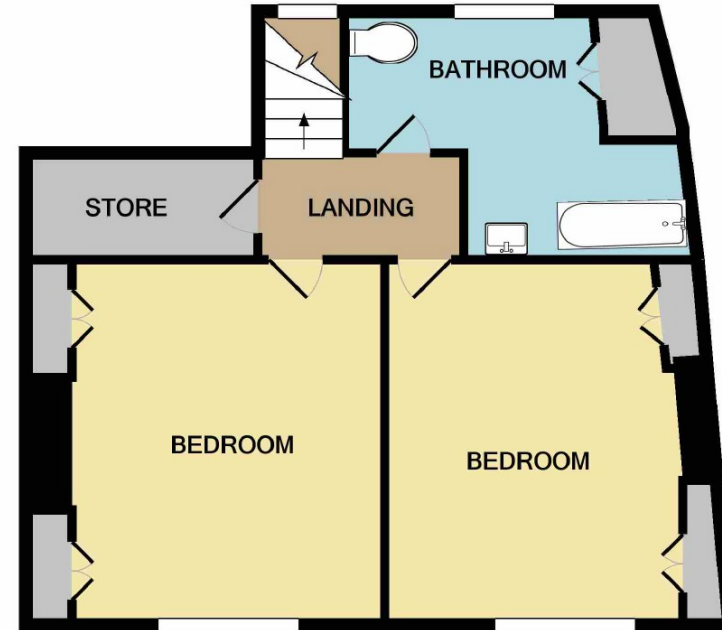








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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