



LABURNUM CLOSE
PRIVATE ROAD
PRIVATE ROAD
NO PARKING
RESIDENTS ONLY

Elm House, 5 Laburnum Close,
Stoke Golding,
, CV13 6JP





£505,000

GENERAL

An impressive family house on an exclusive development in the centre of Stoke Golding. The house is one of five properties on a small development by Cartwright Homes of Nuneaton. At the heart of the property is the sensational open plan living kitchen with quartz work surfaces and French doors opening from the sitting area into the garden. On the ground floor there is also an elegant sitting room, utility and cloakroom. On the first floor there is a luxurious master bedroom with en-suite, three further large double bedrooms and a family bathroom. Outside there is a lawned fore garden, block paved drive and single garage. The rear garden has been cleverly landscaped for ease of maintenance with artificial grass and patio seating areas. There is underfloor heating on the ground floor with individual room controls which, as well as creating a comfortable living environment, gives the purchaser complete flexibility as to how the space is organised.

Planning permission has been granted to extend the garage and create a home office.



LOCATION

Laburnum Close is located in the highly desirable village of Stoke Golding, the birth place of the Tudor dynasty! It is close to the bustling town of Hinckley which provides a wide variety of amenities including shops, banks, restaurants, doctors, schools etc. Stoke Golding itself has a impressive church, two public houses, village hall, primary school and various sports and social clubs. There is a bus service to Hinckley and excellent road links to the A5/M69/M1/M6/M42 and rail services from both Hinckley and Nuneaton.

THE HOUSE

The property benefits from triple glazing, ensuring maximum efficiency for cost effective heating. Amtico flooring is fitted on the ground floor providing a stylish, seamless finish and there is coving to the ceilings. There is also an NHBC Warranty valid until 2031.

The accommodation is arranged over two floors as follows. Front door opening into reception hall.

RECEPTION HALL

There is a staircase with an oak handrail rising to the first floor. Understairs storage cupboard.

SITTING ROOM

15' x 11'3"
A delightful light room overlooking the front lawn. Coving to ceiling.

LIVING KITCHEN

17'8" x 15'5"
A sensational open plan living space. The kitchen area is fitted with a stylish range of base and wall cabinets with polished quartz work surfaces and a matching central island with breakfast bar. Integrated appliances include a five burner gas hob with extractor over, a double oven, fridge freezer and dishwasher. French doors open from the living area onto the garden terrace which works really well for outdoor dining and entertaining. Door to utility.

UTILITY ROOM

6'6" x 6'6"
Door to garden. Counter top under which there is plumbing for a washing machine and space for a tumble dryer. Door to the cloakroom.

CLOAKROOM

Low flush lavatory and wash hand basin set on vanity unit.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the first floor landing.

FIRST FLOOR LANDING

Opening off the landing are the bedrooms and family bathroom.

MASTER BEDROOM

14'8" x 10'9"
A lovely cosy master bedroom. Central heating radiator.

EN-SUITE

Double sized shower enclosure with rainfall and hand held shower fixtures. Wash hand basin set on vanity unit, low flush lavatory and heated towel rail.

BEDROOM TWO

13'1" x 10'6"
Overlooking the garden. Central heating radiator.

BEDROOM THREE

12'7" max x 10'6" max
Overlooking garden. Central heating radiator.

BEDROOM FOUR

14'2" x 10'7"
A good sized double bedroom with central heating radiator.

FAMILY BATHROOM

Suite comprising a panelled bath with shower fixture, separate shower enclosure, low flush lavatory, wash hand basin set in vanity unit. Ladder style heated towel rail.

OUTSIDE

The house is approached along a shared access road leading to a large block paved drive in front of the house with space for up to three cars and the INTEGRAL GARAGE. The front garden is principally lawned.

THE MAIN GARDEN

The main garden is to the rear and immediately adjoining the house there is a generous patio. The remainder of the garden has artificial grass for ease of maintenance.

COUNCIL TAX BAND

Hinckley & Bosworth Band E.



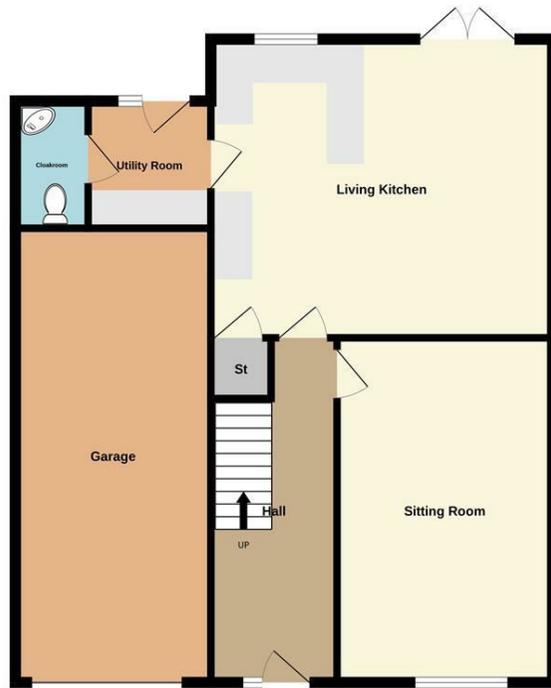
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A		85	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



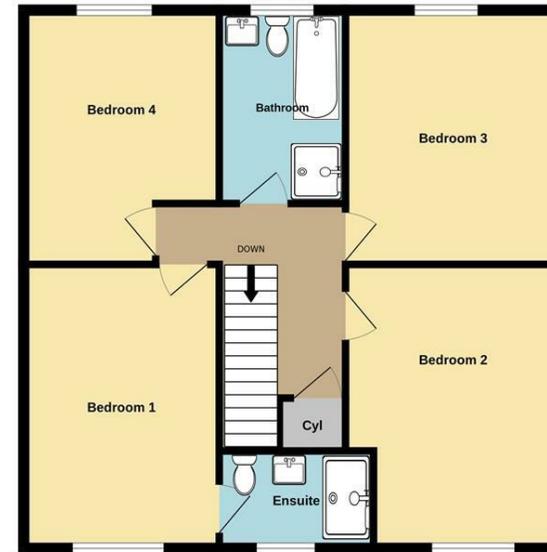




Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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