



21 Andrew Close,
Stoke Golding,
CV13 6EL



£415,000

GENERAL

A delightful family house in prime Stoke Golding location with fabulous views. No. 21 Andrew Close has been a much loved family home which does now require some updating. The accommodation briefly includes on the ground floor, a reception hall, sitting room with bay window, dining room and kitchen. On the first floor, there are four bedrooms, three of which are doubles and a family bath/shower room. The pretty landscaped gardens are a particularly attractive feature of the property.



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 and restaurants.. 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

With stairs rising to the first floor, door to garage and understairs storage cupboard.

CLOAKROOM

Low flush lavatory, wash hand basin.

SITTING ROOM

16'9" x 11'9" into bay

An impressive room, the focal point of which is the fireplace with a living flame gas fire, coving to ceiling. Central heating radiator.

DINING ROOM

10'10" x 9'9"

Overlooking garden. Coving to ceiling. Central heating radiator.

KITCHEN

14'1" x 10'10"

Overlooking the garden. The kitchen is fitted with a

comprehensive range of base and wall units with integrated appliances including a "Neff" double oven and gas hob. Central heating radiator. Door to garden.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the landing.

FIRST FLOOR LANDING

Opening off the landing are doors to the bedrooms and bathroom.

BEDROOM ONE

14'2" into 'robes x 11'9"

The principal bedroom is fitted with bank of wardrobes that run along the entirety of one wall. There is also a knee hole dressing table. Central heating radiator and coving to ceiling.
(First measurement is 12'5" measured to wardrobe fronts).

BEDROOM TWO

11' x 9'

Double bedroom overlooking the garden. Central heating radiator.

BEDROOM THREE

12'1" x 9'

Double bedroom. Central heating radiator.

BEDROOM FOUR

8'8" x 8'

Overlooking the garden. Central heating radiator.

BATHROOM

Suite comprising a panelled bath, wash hand basin and low flush lavatory. Shower enclosure with rainfall and hand held shower attachments. Radiator.

OUTSIDE

The house is set well back from the road and

approached along a drive with lawn to one side, leading to the single garage.

SINGLE GARAGE

17'2" x 8'2"

With an up and over door.

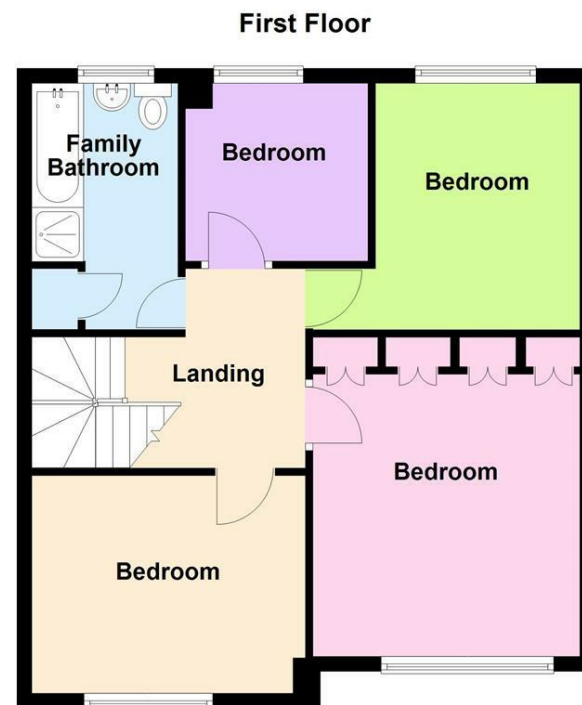
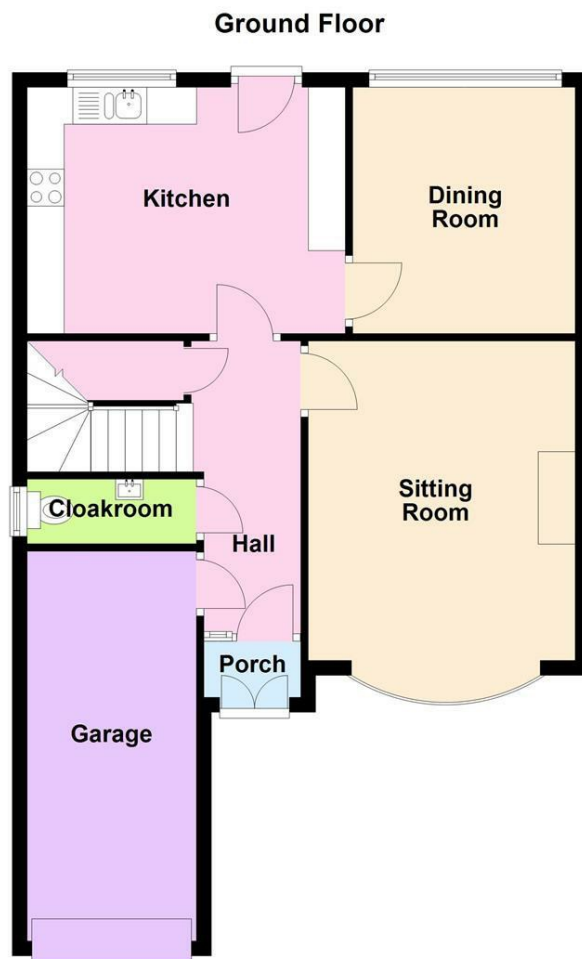
THE MAIN GARDEN

The mature gardens are a lovely feature of the property they are relatively private with views towards the village church. The garden is principally lawned bounded by pretty flower and herbaceous borders. There is a patio adjoining the house and a greenhouse is included in the sale.

COUNCIL TAX BAND

HBBC Council tax band E.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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



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5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF
 Sales: **01455 890898**
 41 High Street, Kibworth Beauchamp, Leicester LE8 0HS
 Sales: **0116 2796543**

foxcountryproperties.co.uk