



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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



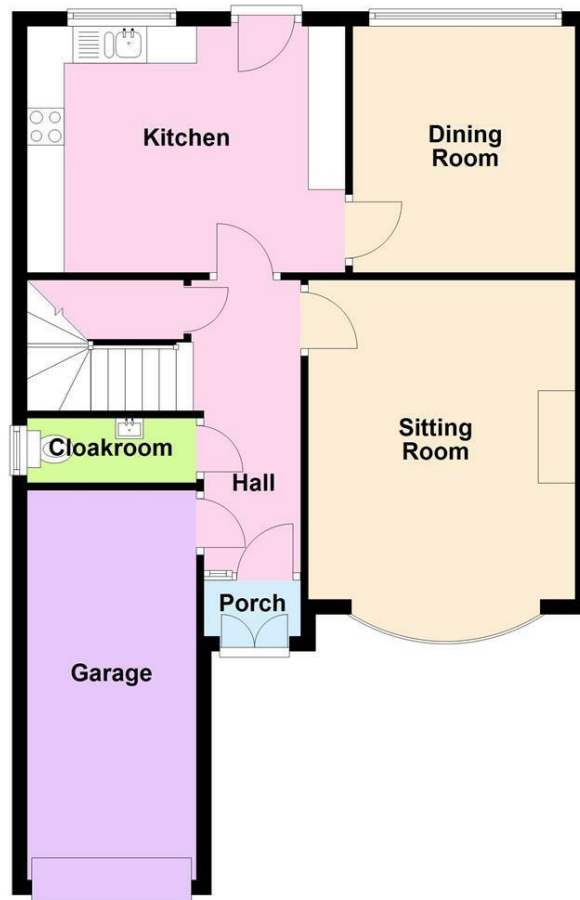




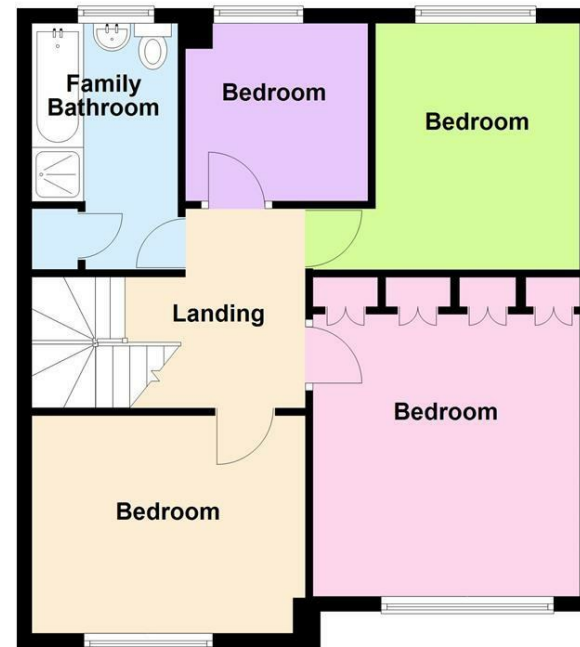




**Ground Floor**



**First Floor**



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