



PE PICKER
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ESTATE AGENTS

Pine Close, Stoke Golding CV13 6EB

Offers In Excess Of £280,000

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110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

OFFERS OVER Picker Elliott are delighted to present this immaculate three bedroom semi-detached home, located on Pine Close in Stoke Golding. The property briefly comprises an entrance hall, lounge, kitchen/diner, three bedrooms and a family bathroom.

Finished to a very high standard throughout, with feature 'Aga' log burner to the front room, recently laid block-paved driveway, and internal oak doors.

EPC Rating C. Council Tax Band B.



Entering Through Composite Double Glazed Door into

Entrance Hall

With wood effect flooring, stairs leading to first floor, central heating radiator, UPVC double glazed window, oak glazed doors and further oak door leading to

Downstairs Cloakroom

Low level flush toilet with built in sink, UPVC double glazed window with frosted glass and glazed oak door leading into

Lounge

10'4" (min) x 15'8" (3.171 (min) x 4.785)

With wood effect flooring, central heating radiator, UPVC double glazed window to the front aspect and large Aga log burner seated on tiled slate hearth with decorative oak beam lintel.

Kitchen

15'8" x 14'11" (4.78 x 4.57)

Entering through glazed oak door, two central heating radiators, access to under stairs storage, access to utility cupboard with plumbing for one appliance, range of gloss white units seated beneath roll edge work surface, integrated dishwasher, four ring induction hob, stainless steel electric oven, glass extractor hood, black metro style tiled splashback, black composite sink with copper mixer tap, UPVC double glazed window to the rear aspect and UPVC double glazed sliding doors opening out to the rear patio.

First Floor Landing

With wood flooring, loft access, access to airing cupboard which is positioned over the stairs and doors into

Bedroom One

10'11" x 13'7" (to wardrobes) (3.328 x 4.150 (to wardrobes))

With UPVC double glazed window to the front aspect, central heating radiator and a suite of built in wardrobes.

Bedroom Two

9'5" (max) x 9'1" (max) (2.875 (max) x 2.788 (max))

With central heating radiator and UPVC double glazed window.

Bedroom Three

6'1" (max) x 12'5" (max) (1.855 (max) x 3.8 (max))

With central heating radiator and UPVC double glazed window to the rear aspect.

Bathroom

Tiled flooring, fully tiled walls, UPVC cladding to ceiling, inset spotlights, large walk in shower cubicle with waterfall style head, wet room style, with tiled floor and drainage, low level button flush toilet, wall mounted wash basin with waterfall style tap, UPVC double glazed window with frosted glass and anthracite heated towel rail.

Outside

To The Front of the Property

With large block paved driveway which can easily accommodate 3 or more vehicles, small lawn area and gated access to

Rear Garden

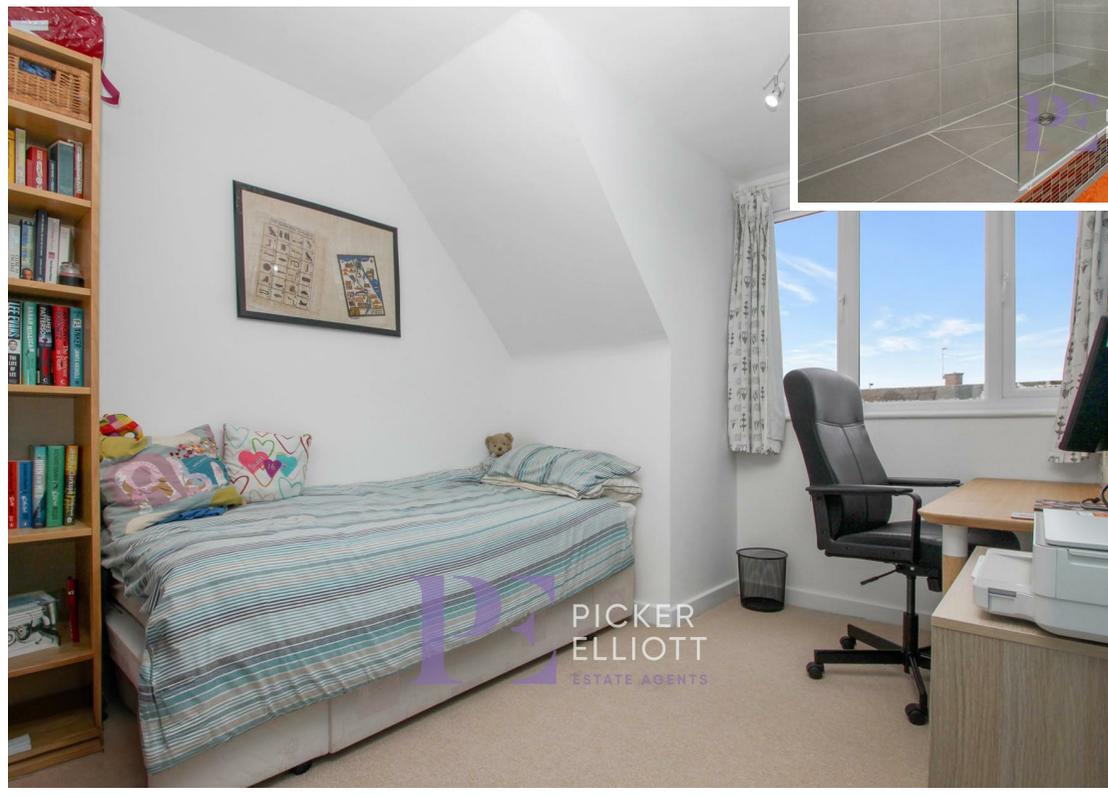
There is a patio area to the rear of the property, remainder of the garden is laid to lawn, large timber shed to the rear and timber fencing to boundaries.

Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details

are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

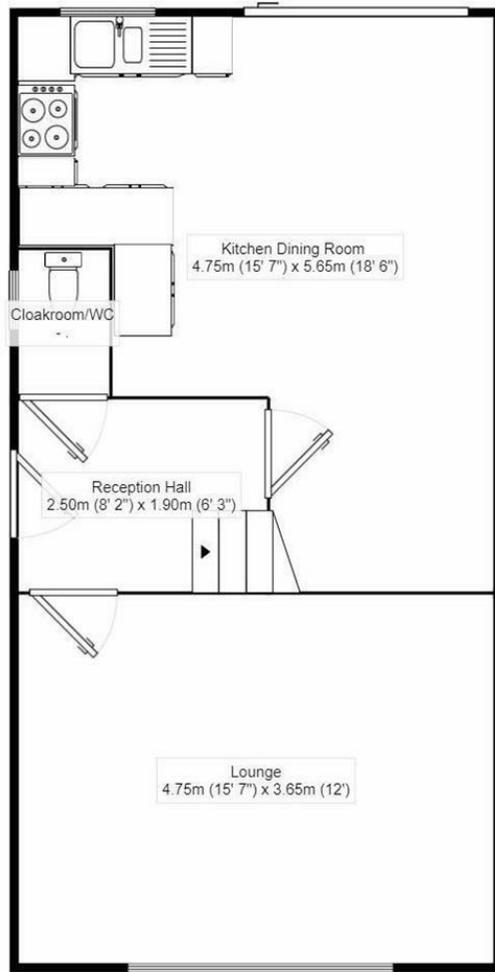
5. Where reference is made to planning permissions or potential uses such information is given in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.
 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match expectations you may have of the property.
 7. The information in these particulars is given without responsibility on the part of the Sole Agents or their Clients. The particulars do not form any part of an offer or a contract and neither the Sole Agents nor their employees has any authority to make or give any representations or warranty in relation to this property.
 8. All main services are understood to be connected but have not been tested by the Agents.
 9. We accept no liability for the content of the video and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).
 10. Copyright and Social Media: Unless we agree otherwise with you in writing, we hold the copyright on all photographic and video marketing material used to market your home and these should not be reproduced by any third party without our express consent. Furthermore, we reserve the right to use these for marketing initiatives in order to promote your property or the Company. We may use various options for marketing including all social media and mailing campaigns and should you have any concerns relating to this then you should let us know as soon as possible.
- MONEY LAUNDERING REGULATIONS -In line with current money laundering regulations, prospective buyers who have an offer accepted on a property, will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.



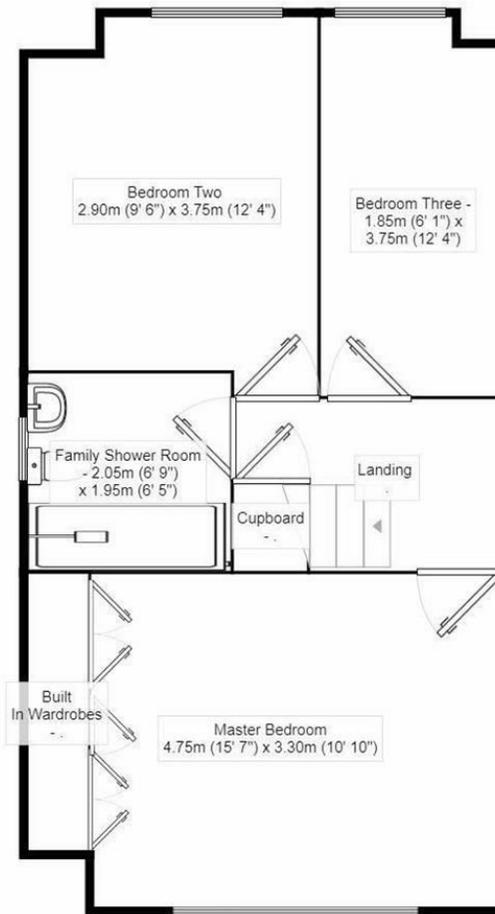


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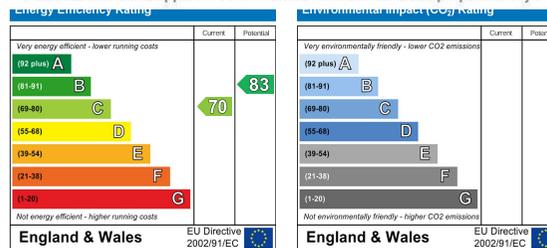
Ground Floor
Floor Size: 44.2 m², 475.5 ft²



First Floor
Floor Size: 40.8 m², 438.7 ft²



Measurements are approximate. Not to scale. For illustrative purposes only.



Registered company name: **Picker Elliott LTD**
 Company registration number: **09153786**
 VAT Number: **199 0836 58**

