



FOR SALE  
PICKER ELLIOTT  
ESTATE AGENTS  
01455 612613

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Station Road, Stoke Golding CV13 6EY

£390,000

**PE**  
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110 CASTLE STREET,  
HINCKLEY, LE10 1DD  
01455 612613

A beautifully presented, greatly improved by the current owners, and extended three bedroom semi detached family home situated on the outskirts of the highly regarded village of Stoke Golding. The property, which is close to some lovely open country side and Ashby Canal briefly comprises, entrance porch, reception hall, extended lounge and a refitted kitchen dining room. To the first floor, the spacious landing leads to three well proportioned bedrooms and a refitted family bathroom. Outside, the property occupies a splendid plot with a large landscaped garden to the front and a secure side entrance which leads to a detached garage. The beautifully landscaped rear enjoys stunning views over open countryside. EPC: C. Council Tax band: C.



## Enter Via Opaque Double Glazed Door into

### Enclosed Porch

7'7 x 5'2 (2.31m x 1.57m)

With opaque double glazed windows, tiled flooring, coving to ceiling and opaque glazed door leading to

### Reception Hall

16'2 x 6'3 (4.93m x 1.91m)

With double glazed window to side, oak wood flooring, door to useful under stairs storage cupboard, telephone point, radiator, stairs to first floor landing with oak balustrade, newel post and spindles and oak doors leading through to

### Lounge

17'8 x 11'9 (5.38m x 3.58m)

With double glazed window to front, feature fireplace with brick surround and oak shelf, radiator, coving to ceiling and glazed oak doors leading to

### Re Fitted Kitchen/Dinning Room

18'5 x 12'6 (max) (5.61m x 3.81m (max))

Kitchen area with a comprehensive range of contemporary base and wall units, Quartz work surface over and matching up stands to splash backs, space and point for cooker with extractor hood over, integrated microwave, Belfast sink with mixer tap, space and point for washing machine, integrated dishwasher, recess area for fridge/freezer, radiator, double glazed patio doors to rear, glazed window to rear, extractor, opaque double glazed door to side and stone tiled flooring.

### First Floor Landing

8'2 x 10'9 (2.49m x 3.28m)

With double glazed window to side, spindle balustrade with oak handrail and newel post, coving to ceiling, radiator, wooden flooring, airing cupboard with combination boiler and oak doors leading to

### Bedroom One

13'1 x 11'1 (3.99m x 3.38m)

With double glazed window, radiator, wooden flooring, built in chest of drawers incorporating day bed, built in wardrobe and double glazed window.

### Bedroom Two

10'8 x 10'0 (3.25m x 3.05m)

With double glazed window, radiator, coving to ceiling, dado rail, built in wardrobes and oak wooden flooring.

### Bedroom Three

7'3 x 7'7 (2.21m x 2.31m)

With double glazed window, radiator, oak wooden flooring, access to fully boarded with drop down hatch and ladder.

### Bathroom

6'1 x 8'0 (1.85m x 2.44m)

With low level flush WC, wall mounted wash hand basin, enclosed bath with electric shower over with rain effect shower head, tiling to surrounding four walls, tiled flooring, chrome towel radiator, electric shaver point and opaque double glazed window to rear.

### Outside

#### To the Front of the Property

There is a large gravel driveway providing ample off road parking, EV charger, remainder of the garden is landscaped with raised decorative borders, with various plants and shrubs, double gated side access provides further off road parking and leads to detached garage with up and over garage door, power and lighting and side gated access leads to

#### Large Rear Garden

With slab patio area, steps down to remainder of the garden which is landscaped with decorative lawns, gravelled paths, raised borders, inset and surrounding borders with various plants and shrubs, second raised patio area with beautiful views over open countryside, greenhouse, outside water tap, enclosed by timber fencing and generally private.

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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).

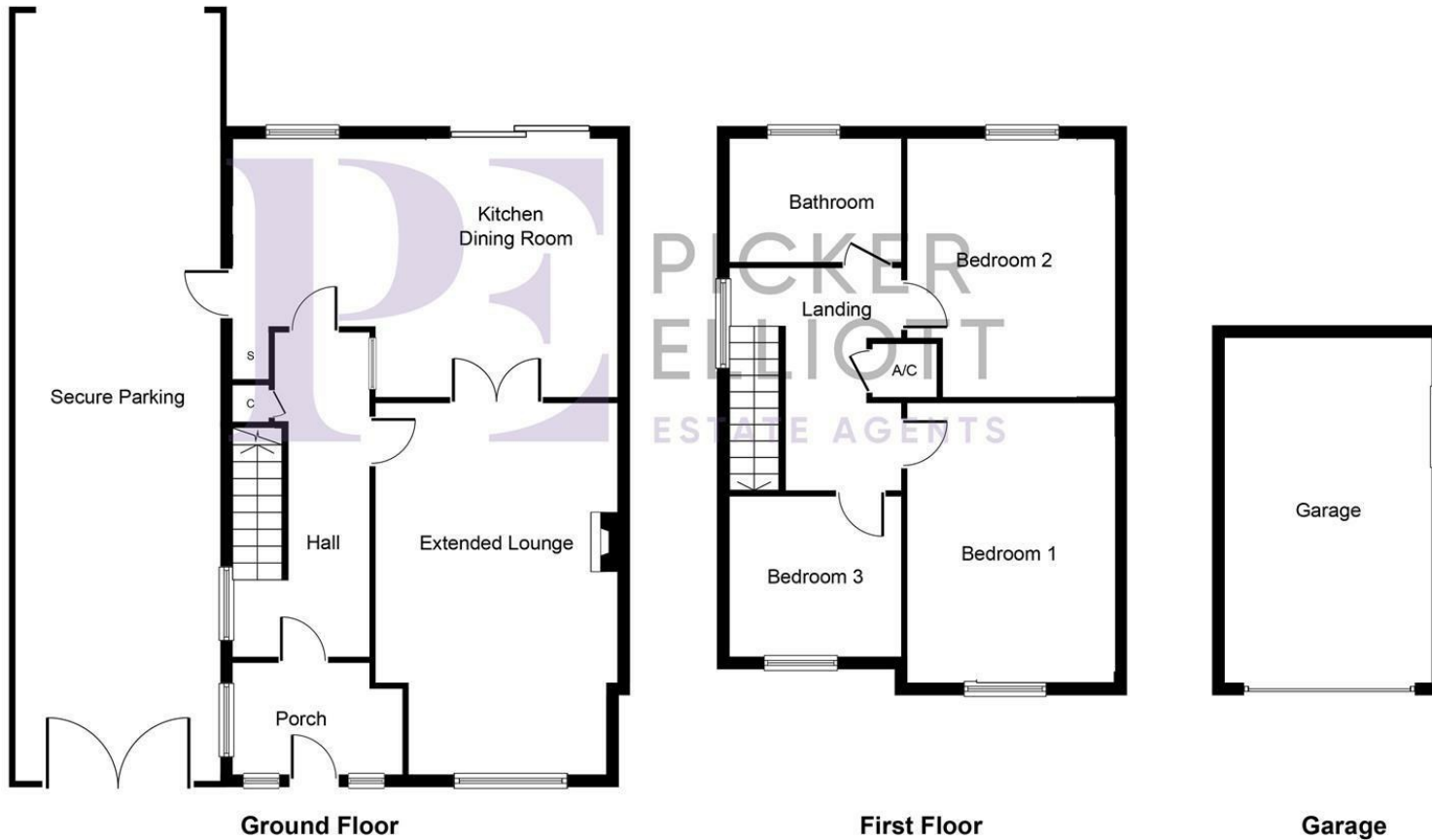
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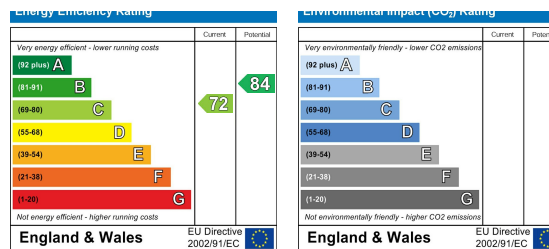


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