



Arnold Road, Stoke Golding CV13 6JG

Offers In Excess Of £400,000

PE
PICKER
ELLIOTT
ESTATE AGENTS

110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

Offered for sale with NO ONWARD CHAIN, and located in the charming village of Stoke Golding, this stunning detached house on Arnold Road is a true gem waiting to be discovered. Boasting two reception rooms, three/four bedrooms, EV charging point & electrics outside house, and two bathrooms, this property offers ample space for comfortable living.

The house has been extensively improved and modernised, ensuring a contemporary and stylish feel throughout. The highlight of the property is the breath-taking open plan living kitchen that seamlessly flows into a sunroom, creating a bright and welcoming space for entertaining or relaxing. Parking is a breeze with off road parking for two vehicles plus the garage, making it convenient for both residents and guests. The private rear garden provides a tranquil escape from the hustle and bustle of everyday life, perfect for enjoying a morning coffee or hosting a summer barbecue. One of the bedrooms has been cleverly converted into a spacious dressing room, but could easily be changed back to its original purpose, offering flexibility to suit your needs.

Don't miss out on the opportunity to make this beautiful house your home in this popular village location. EPC Rating C. Council Tax Band D.



Enter Via UPVC Double Glazed Front Door into

Entrance Hallway

With tiled flooring, central heating radiator, access to under stairs storage, telephone point, central heating thermostat, hardwood staircase leading to first floor and door to

Downstairs Cloakroom

With vinyl tile flooring, central heating radiator, vanity unit with wash basin and low level button flush toilet, tiling to splash backs, UPVC double glazed window with frosted glass and blind, light fitting and consumer unit.

Lounge

11'3" x 16'4" (max) (3.448 x 4.999 (max))

Newly carpeted and decorated, UPVC double glazed window to the front aspect, decorative fireplace with granite hearth and gas fire (currently disconnected), central heating radiator and double doors opening into the

Living Kitchen/Diner

18'0" (max) x 17'7" (max) (5.495 (max) x 5.366 (max))

With luxury vinyl tile flooring, kitchen with a range of recently fitted forest green Shaker style kitchen units, seated beneath contrasting work surface, integrated dishwasher, integrated washing machine, space for American style fridge/freezer, 5 ring gas burning Range cooker with electric fan ovens and extractor hood, inset Belfast style sink, three UPVC double glazed windows with blinds, two vertical style column radiators, recently installed wall mounted Valiant boiler, upright pull out pantry in tall cupboard, newly installed LED dimmable down lighting (8 to the kitchen and 6 to the dining area), large central island with seating area, overhead pendant antique brass and glass lights and open plan access through into the

Sunroom

14'5" x 8'11" (4.412 x 2.721)

Recently upgraded warm roof, fully insulated with inset spotlights, range of UPVC double glazed windows which have recently been upgraded to A++ energy rated windows, designer style electric heater and patio doors opening out to the rear garden.

First Floor Landing

With UPVC double glazed window, access to airing cupboard which houses the hot water cylinder, hardwood flooring, loft access and doors into

Bedroom One

14'8" (max) x 10'0" (4.486 (max) x 3.052)

With carpet flooring, UPVC double glazed window to the front aspect, central heating radiator and open plan access to

Dressing Room

7'2" (max) x 8'8" (2.201 (max) x 2.663)

This was previously a bedroom and could easily be converted back, with a UPVC double glazed window, central heating radiator and

access to the main bedroom which still has the original doorway back onto the landing.

En Suite

5'9" x 6'6" (max) (1.777 x 1.997 (max))

With vinyl flooring, corner shower cubicle with main shower, low level button flush toilet, designer wash basin, UPVC double glazed window with frosted glass and blind, central heating radiator, light fitting, fully tiled to all walls and ceiling mounted extractor

Bedroom Two

8'9" x 11'4" (2.670 x 3.465)

With carpet flooring, central heating radiator and UPVC double glazed window looking out over the rear garden and playing fields.

Bedroom Three

11'1" (max) x 7'0" (3.401 (max) x 2.137)

With carpet flooring, central heating radiator and UPVC double glazed window.

Newly Fitted Bathroom

7'5" x 5'8" (2.274 x 1.752)

With vinyl flooring, bath with mains shower and rainfall head, Crittall style glass shower screen, vanity unit comprising wash basin and low level flush toilet, fully tiled to all walls with gloss grey tiles, central heating radiator, wall mounted electric mirror with lights, shaver socket, ceiling mounted extractor, light fitting and UPVC double glazed window with frosted glass and blind.

Outside

To The Front of the Property

There is a tarmac driveway providing ample parking for several vehicles, access to detached garage via up and over style garage door with eaves storage and gated access leads to

Rear Garden

With patio area immediately to the rear of the house, remainder of the garden is mainly laid to lawn, access to garage via side door, timber fencing to all boundaries and open playing fields to the rear.

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.

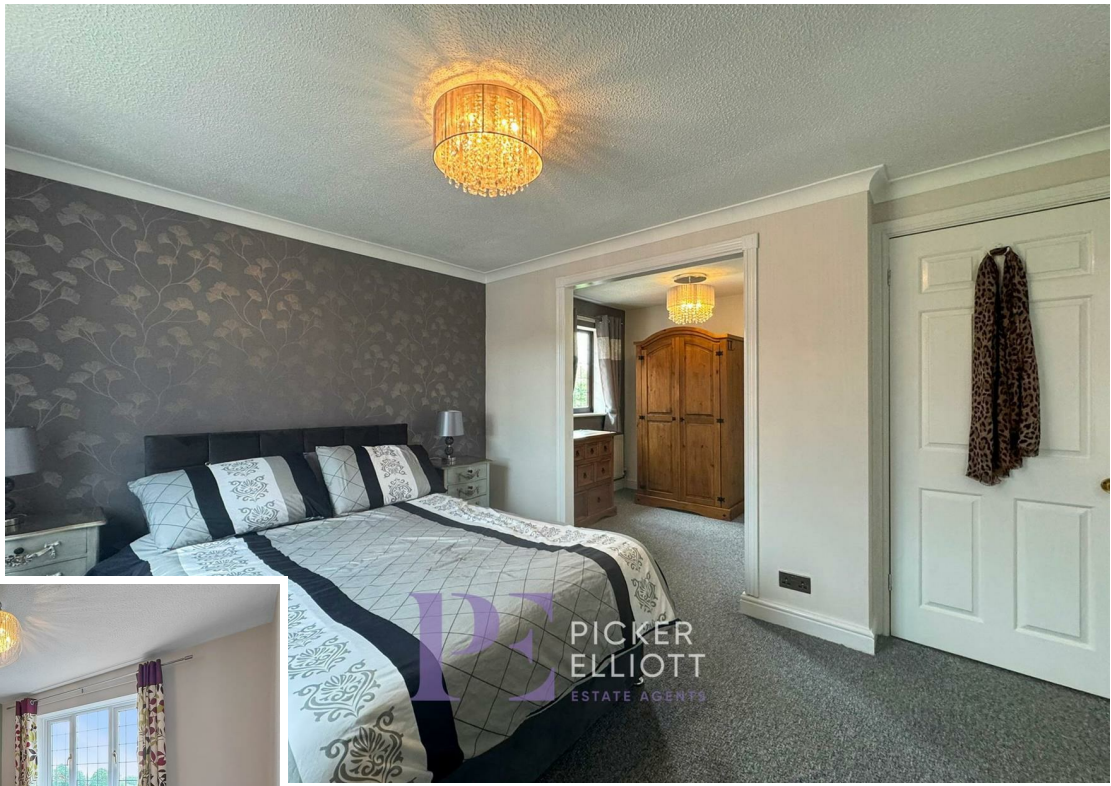
7. The information in these particulars is given without responsibility on the part of the Sole Agents or their Clients. The particulars do not form any part of an offer or a contract and neither the Sole Agents nor their employees has any authority to make or give any representations or warranty in 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.





PE PICKER
ELLIOTT
ESTATE AGENTS



Total Area: 1249 ft² ... 116.1 m² (excluding garage)
 All measurements are approximate and for display purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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

