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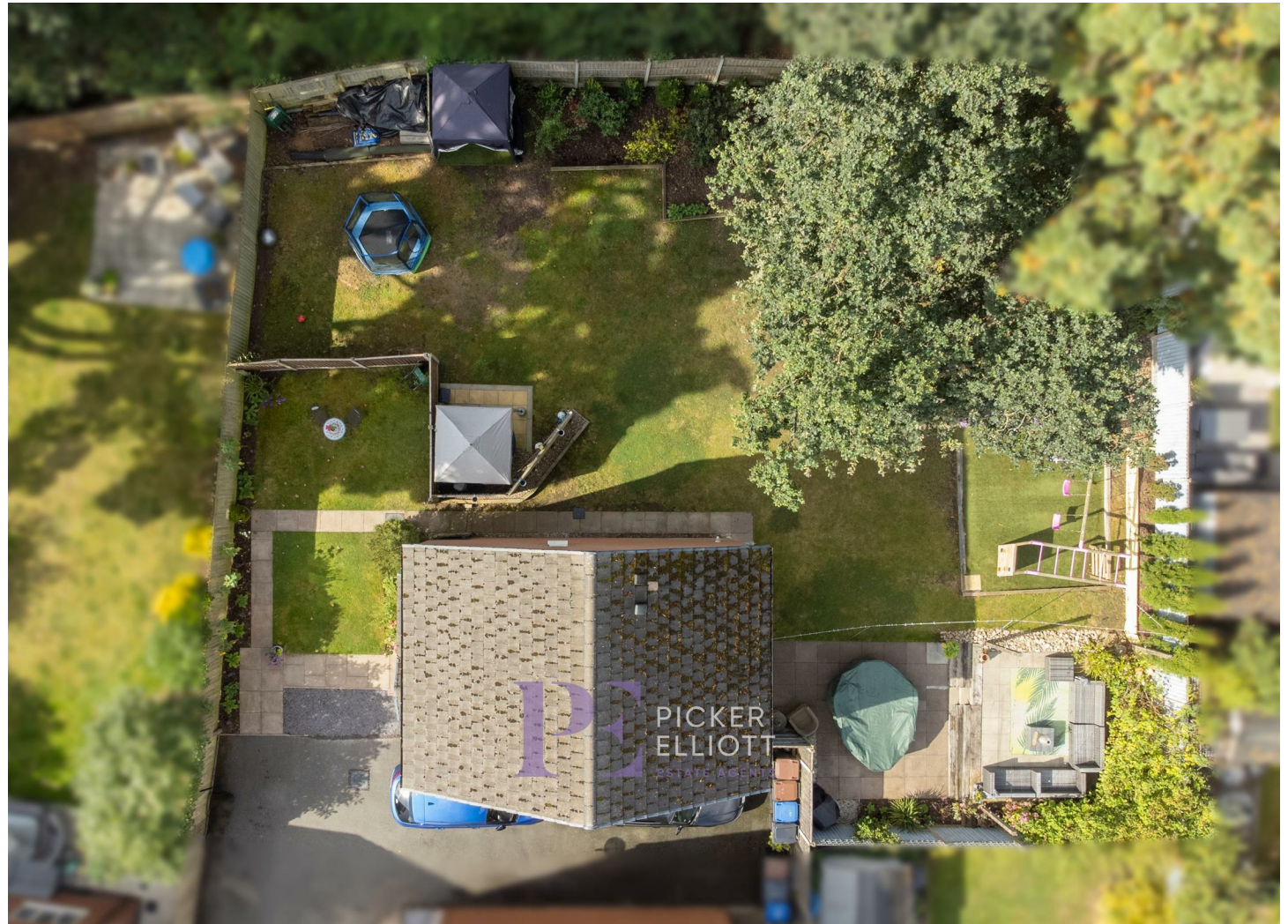
Convent Drive, Stoke Golding CV13 6JF

£300,000

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110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

Welcome to Convent Drive, Stoke Golding - a charming village setting that offers the perfect backdrop for this stunning detached house. Boasting one reception room, three bedrooms, and two bathrooms, this property is ideal for those seeking a spacious and comfortable living space. Situated in a highly desirable village, this home offers a sense of community and tranquillity that is hard to find elsewhere. The property's private position ensures peace and quiet, allowing you to relax and unwind in your own sanctuary. One of the standout features of this house is its very large garden, providing ample space for outdoor activities, gardening, or simply enjoying the fresh air. The garden offers endless possibilities for creating your own outdoor oasis, perfect for entertaining guests or enjoying a peaceful morning coffee. Don't miss out on the chance to own a piece of village charm with this delightful property on Convent Drive. Embrace the peaceful surroundings, spacious interiors, and the promise of a bright future in this wonderful home.



Enter Via Opaque Double Glazed Door leading to

Reception Hall

11'3 x 3'3 (3.43m x 0.99m)

With radiator, laminate flooring, stairs to first floor landing with spindle balustrade and door to

Cloakroom

With low level flush WC, corner wash hand basin with tiling to splash back, radiator, laminate flooring, Nuaire ventilation system and opaque double glazed window.

Lounge

14'3 x 8'9 (4.34m x 2.67m)

With double glazed box bay window to front, radiator, Nuaire ventilation system and television point.

Kitchen/Dining Room

15'8 x 9'4 (4.78m x 2.84m)

Kitchen area with a comprehensive range of base and wall units, roll edge work surfaces over, tiling to splash backs, inset drainer sink, inset gas hob, built in oven, extractor hood, space for dishwasher, space for washing machine, wall mounted combi boiler, double glazed window to rear, double glazed double doors to rear garden, double radiator and door to useful under stairs cupboard.

First Floor Landing

With spindle balustrade, loft access, storage cupboard with slatted shelving and doors to

Bedroom One

11'4 x 8'2 (3.45m x 2.49m)

With double glazed window, radiator, Nuaire ventilation system and door to

En Suite

4'9 x 5'7 (1.45m x 1.70m)

With low level flush WC, pedestal wash hand basin, walk in corner shower cubicle with electric shower, chrome towel radiator, Nuaire ventilation system, electric shaver point and opaque double glazed window.

Bedroom Two

7'2 x 9'1 (2.18m x 2.77m)

With double glazed window, radiator and Nuaire ventilation system.

Bedroom Three

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

With double glazed window, radiator and Nuaire ventilation system.

Bathroom

6'1 x 6'6 (1.85m x 1.98m)

With low level flush WC, pedestal wash hand basin, tiled bath with glass shower screen and shower attachment, tiling to surrounding splash back areas, chrome towel radiator, electric shaver point, opaque double glazed window and Nu aire ventilation system. (a tile above the bath has been broken)

Outside

The property occupies an extensive plot.

To The Front of the Property

There is a double length driveway providing ample off road parking, slab path to front door, remainder of front garden is laid to lawn with decorative borders and gated side access lead to

Large Rear Garden

This is predominantly laid to lawn, decorative borders of various plants and shrubs, mature Redwood and Oak trees (with tree preservation orders), garden shed, slab patio area and raised slab patio area, artificial lawn, childs play area, garden is enclosed by timber fencing with outside lighting, electric power point and water tap.

Important Notice

There is an £18 per month maintenance charge this is for any tree surgery needed at the property. The large trees do have preservation orders.

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

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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.

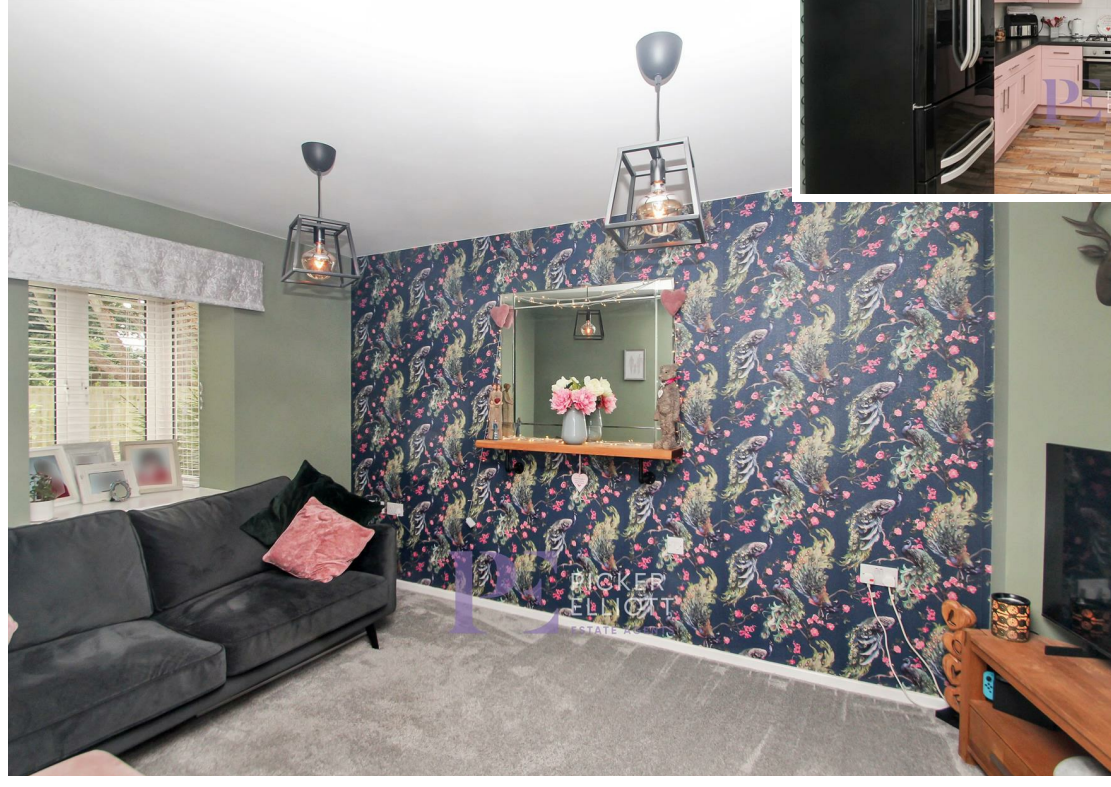
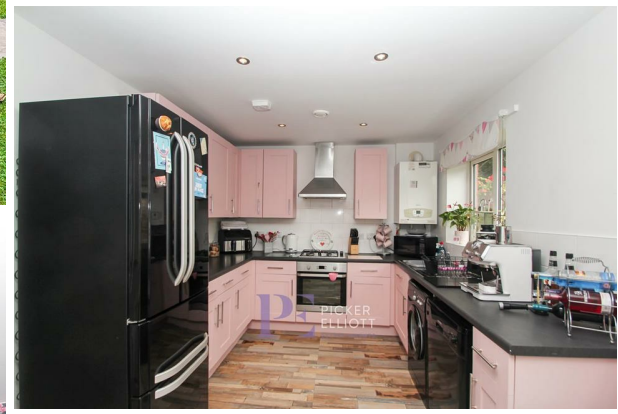
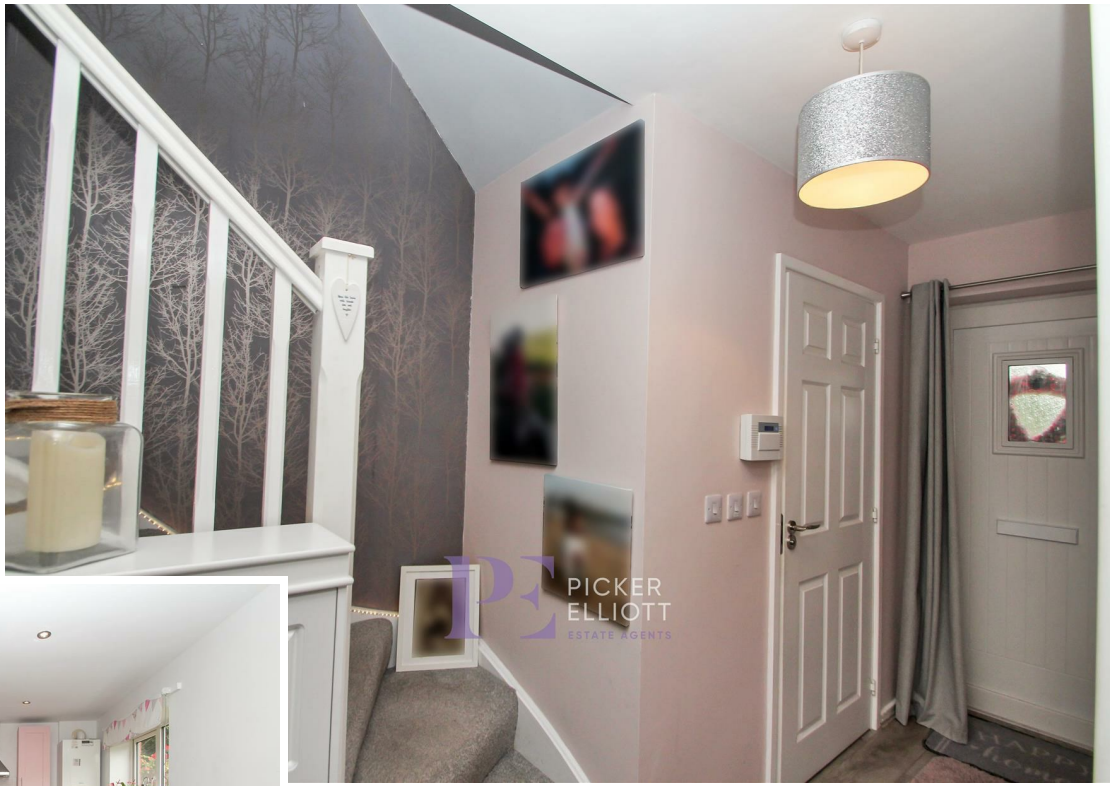
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8. All main services are understood to be connected but have not been tested by the Agents.

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).

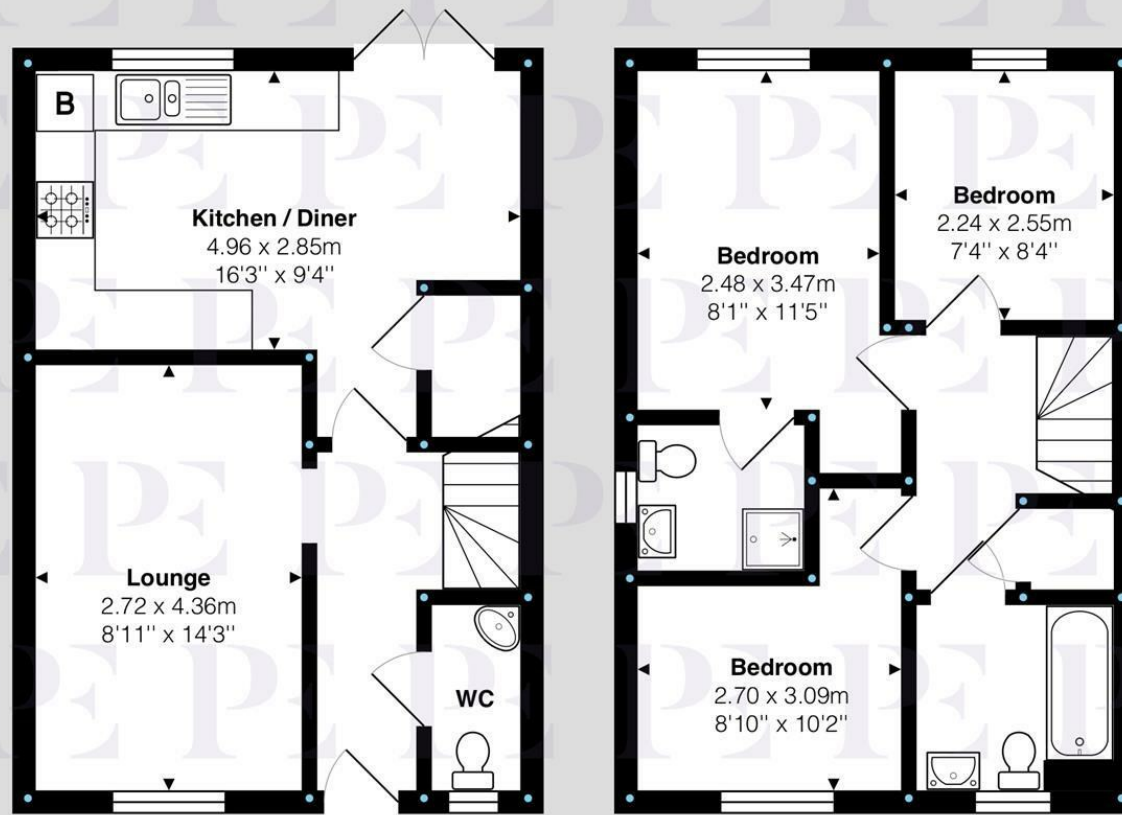
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MONEY LAUNDERING REGULATIONS -In line with current money laundering regulations, prospective buyers who have an offer accepted on a property, will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (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.



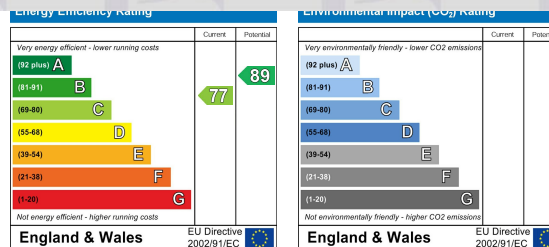


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Total Area: 72.5 m² ... 781 ft²

All measurements are approximate and for display purposes only



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

