



Offers In Excess Of £325,000

3 Bedroom Detached House for sale
35 John Bold Avenue, Stoney Stanton



EweMove
SALES AND LETTINGS



Overview

Located in a very popular rural village development, close to open countryside, this 3 bed detached home has excellent ground floor space and potential for a large kitchen diner or even to extend (subject to permission). It even has its own grapevines!!



Key Features

- Detached Garage, Carport and Parking for 6 Vehicles
- 2 Reception Rooms
- Large Conservatory Providing Additional Living Space
- 3 Bedrooms
- Private South West Facing Rear Garden with Large Workshop or Home Office
- Close to Open Countryside
- Popular Village Location
- Close to Excellent Local Amenities
- Call NOW 24/7 or Book Instantly Online to View
- ASK TO SEE THE VIDEO TOUR!









ASK TO SEE THE VIDEO TOUR! After parking in the detached garage, carport or on the driveway, you enter the property into an entrance porch, providing cloakroom storage and privacy from callers at the door. Then through to a spacious entrance hall with access to all ground floor rooms and the stairs to the first floor. Straight ahead, to the rear of the property, is the kitchen, with a good range of wall and base units, high line NEFF oven, electric hob and a walk in pantry, currently housing the fridge freezer. An external side door leads into the gated carport. To the right of the entrance hall, and at the front of the property, is a generous lounge with living flame gas fire and internal sliding doors into the dining room to the rear. Being adjacent to the kitchen there is the opportunity to open up this space as a kitchen diner. An external door leads into the huge conservatory, which spans the entire rear of the property and extends to over 4.5m! This room serves as an additional reception room plus utility with sink, plumbing for a washing machine, venting for a tumble dryer plus additional storage. Double glazed sliding doors lead into the carport and a further external door leads into the rear garden.



To the first floor there are 3 bedrooms and firstly, to the rear of the property, the bathroom, which has a modern white suite including bath with electric shower over, hand basin and low level WC. Adjacent to the bathroom is bedroom 2, a double bedroom also to the rear of the property whilst to the front, bedroom 1 is a large double bedroom with 2 sets of fitted wardrobes and bedroom 3 is a generous single bedroom with built in storage.

Outside, there is an extensive, partly covered gated carport at the side connecting the 3 car driveway at the front to the detached single garage at the rear, with parking for up to 3 further cars. To the rear of the garage is a brick store and attached to that a lean to potting shed. The South West facing rear garden is sizeable, very private, and hard landscaped for low maintenance with raised planters, water butts, 2 patios and a pergola with 2 varieties of grapes well established! At the rear of the garden is a large L shaped workshop with power that could make an excellent home office or bar!

Ideally situated within a half mile of Stoney Stanton Village Centre, which offers an array of shops, pubs and restaurants. Stoney Stanton is just 5 miles by car to Hinckley town centre and railway station, with its links to Leicester, Birmingham and beyond. There is also easy access to an excellent road network and also bus routes to Leicester and Hinckley. Stoney Stanton is also well known for the UK's national diving centre, Stoney Cove.

In addition to the open countryside at the end of the street, there are a number of green open spaces and children's play areas in Stoney Stanton; there is a play park nearby and the Memorial Playing Fields offer excellent children's play facilities with the Common alongside. Just 4 miles away you will find Burbage Common and Woods - 200 acres of semi-natural woodland and unspoilt grassland.

John Bold Avenue falls into the catchment area for the popular Manorfield C.E. Primary School for Key Stage 1&2 pupils which is just under a mile away. There are a number of potential options for secondary school students including Thomas Estley Community College in Broughton Astley, Hastings High School in Burbage and Lutterworth College.

Agents Note - On receipt of an accepted offer we will require ID and Anti-money laundering checks to be submitted, these are charged at £20 per person

Material Information*

Tenure: Freehold

Parking: Detached garage, carport and driveway parking for 6 vehicles

Rights & Easements: None

Council: Hinckley & Bosworth BC

Tax Band: C currently £2,097.62 per annum

Construction: Brick & Timber (assumed)

Roof: Pitched/Tiled

Electricity: Mains

Water: Mains with meter

Drainage: Mains

Flood Risk: NONE

Flood Risk (Surface Water): Low

Total Plot (Approx): 300sqm

Estimated Broadband Speed: Superfast (37Mbps) or Ultrafast (max 10,000 Mbps) [Data provided by OFcom]

Mobile Signal: EE - Excellent / O2 - Good / Three - Excellent / Vodafone - Unknown [Data provided by OFcom]

*In accordance with the Consumer Protection from Unfair Trading Regulations 2008, we are required to ensure that all material information in relation to this property is disclosed accurately and transparently. "Material information" refers to anything a potential buyer or tenant would need to know to make an informed decision about the property.

We endeavour to provide details that are true, accurate, and not misleading. However, please note:

The information provided has been prepared in good faith and is based on details supplied by the seller, landlord, or third parties.

We have not tested any services, appliances, or equipment included in the sale

Floorplans



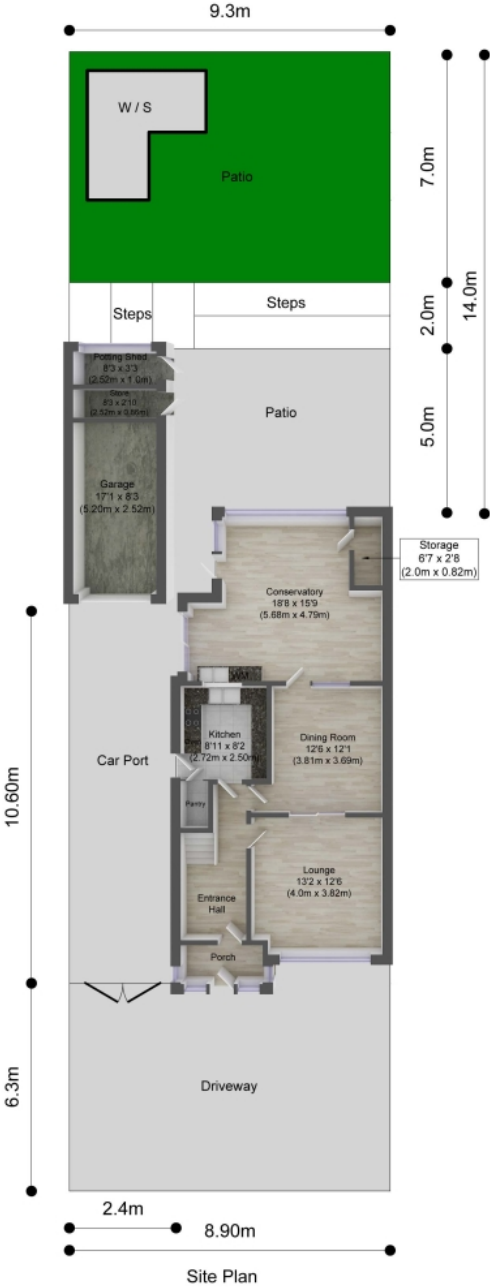
35 John Bold Avenue

Approximate Gross Internal Area = 119.80 sq m / 1289.51 sq ft
(Excluding Garage)

Garage Area = 18.55 sq m / 199.67 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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EPC

The EPC will be available within 28 days or the property may be exempt, please speak to us for more details.



Marketed by EweMove Hinckley

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