



Mill House Higham Lane, Nuneaton, CV13 6JH

Offers Invited £650,000



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*** OFFERS INVITED - POTENTIAL FOR EXTENSION OR BUILD PLOT *** RH Homes and property are delighted to bring to market this excellent sized detached house located on Higham Lane in the sought after village of Stoke Golding. Being in excellent size with impressively traditional high ceilings in five bedrooms, family bathroom, two reception rooms and kitchen, there is plenty of scope to improve the current space into a standout family home and plot with generous width and parking space available, along with the two storey detached double garage to the side of the current home.

The property offers extensive remodeling opportunity and is located in a picturesque rural setting near the canal on the periphery of the village of Stoke Golding, to enjoy a peaceful and idyllic landscape while still being within easy reach of local amenities and transport links. This property presents a fantastic opportunity to develop a feature family home in a very desirable rural location!

VIEWING IS A MUST!!

Council Tax - G

Entrance Hall

With access to:

Lounge

12'11 x 13'0 (3.94m x 3.96m)

With focal point brick fire place, serving hatch, decorative coving, heater and window to the front aspect.

Kitchen

12'11 x 15'10 (3.94m x 4.83m)

Having a good range of wall and base units with tiled splashbacks, an inset one and a half stainless steel sink and drainer, integrated fridge, freezer and dishwasher, tiled flooring, radiator, access to the walk in pantry, and window to the side and UPVC door to the rear gardens.

Sitting Room

13'7 x 13'5 (4.14m x 4.09m)

Having a living flame effect gas fire in a marble surround, decorative coving, heater and windows to the front and side aspects.

Lobby

With storage cupboards and UPVC door to the side elevation and courtyard.

Office

11'11 x 9'5 (3.63m x 2.87m)

With radiator and window to the rear elevation.





Landing

With windows to the front and rear aspect and access off too:

Bedroom One

12'4 x 12'1 (3.76m x 3.68m)

With built in wardrobes, radiator and window to the front elevation.

Bedroom Two

13'7 x 12'11 (4.14m x 3.94m)

With radiator and two windows to the side and front elevation.

Bedroom Three

12'6 x 9'0 (3.81m x 2.74m)

With built in wardrobe, radiator and window to the side aspect.



Bedroom Four

12'1 x 9'8 (3.68m x 2.95m)

Having a radiator and window to the side aspect.

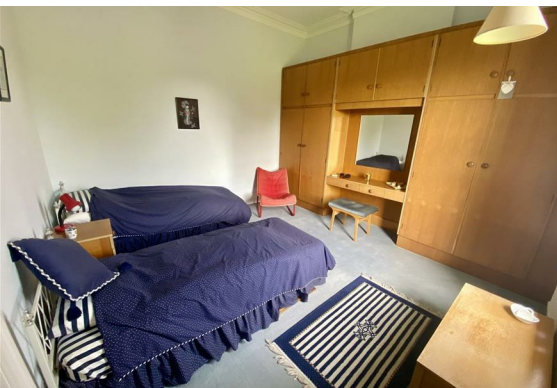
Bedroom Five

12'0 x 6'0 (3.66m x 1.83m)

With radiator and window to the rear aspect.

Double Garage

With power light on both floors, up and over door and rear access to the outside WC.



Family Bathroom

12'7 x 7'2 (3.84m x 2.18m)

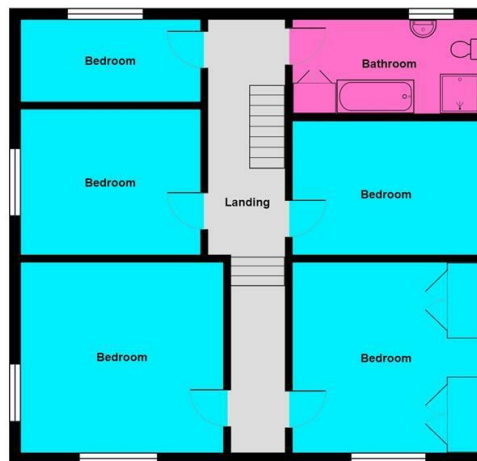
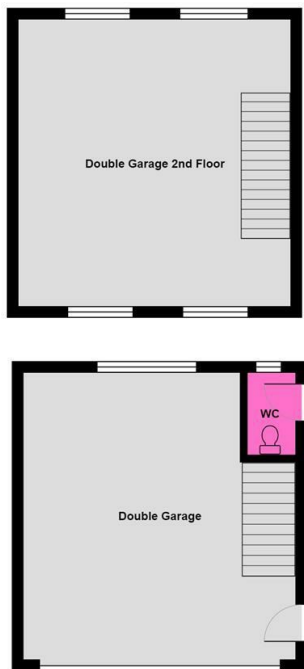
Having a four piece suite comprising wash hand basin, low flush WC, bath and thermostatic shower with a tray, heated towel rail, storage cupboards and full tiled surround and flooring.

Outside

To the front is a shared driveway leading to the gated front of the plot and stoned driveway allowing for off road parking for multiple vehicles. Current front gardens are a fantastic traditional size with established tree and shrub surrounds.



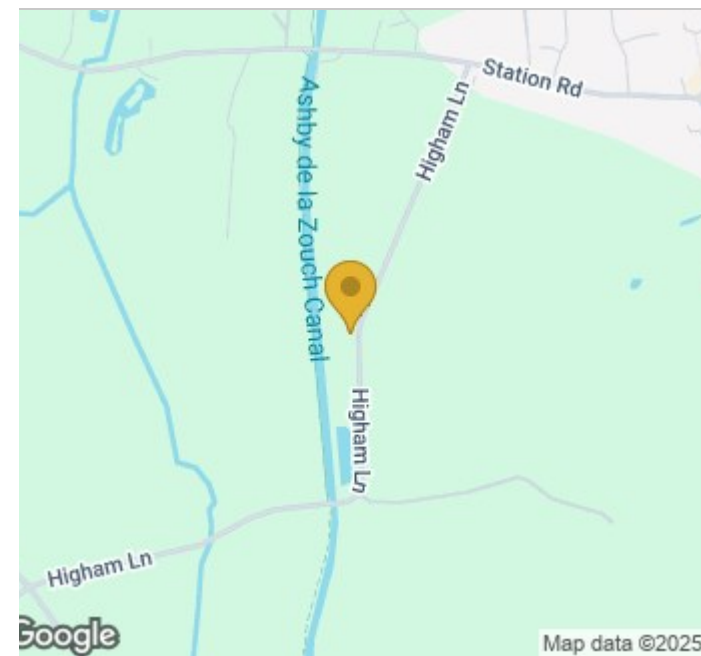
The rear gardens hold a slabbed courtyard between the house and garage with a further full width slabbed patio area, which steps down onto a lawned garden with tree and shrub beds. The surround aspects to the plot offer fantastic rural and countryside views with the Ashby-de-la-Zouch canal and rambling footpaths in very close proximity.



Mill House, Higham Lane, Stoke Golding, CV13 6JH

Total Area: 233.8 m² ... 2516 ft²

All measurements are approximate and for display purposes only



Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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