

**4 Bedroom House - Detached**  
**located on Ryelands Crescent,**  
**Stoke Golding**  
**£450,000**

**UP Estates**



**\*\*UPGRADED DETACHED FAMILY HOME - CORNER PLOT WITH WALLED, LANDSCAPED GARDENS - FOUR BEDROOMS (ONE EN-SUITE) - SOCIAL KITCHEN/DINER WITH BI-FOLDS - DOWNSTAIRS WC & UTILITY ROOM - DETACHED GARAGE & DRIVEWAY PARKING\*\*** Built in 2017 by Morris Homes in the sought-after village of Stoke Golding, this property benefits from a few more years of NHBC new build warranty. The interiors have been upgraded throughout, including quartz worktops to kitchen and utility, re-fitted en-suite, wool carpets to first floor, upgraded ground floor hardwood flooring, and front and rear landscaped gardens.

Stoke Golding is a very sought after village, to the south western edge of Leicestershire, approx. 6 miles from the historic town of Market Bosworth and 15 miles from the city of Leicester. The village boasts a range of amenities to include a primary school, a selection of public houses and eateries, and doctors surgery.

### Overview

The ground floor comprises a spacious entrance hall, family kitchen in a beautiful contemporary design with integrated appliances, bi-fold doors, and access to a utility room, dual aspect sitting room, and w.c. Upstairs you will find four bedrooms, with fitted wardrobes to three, and a family bathroom. The principle bedroom has an en-suite shower room.

The rear garden is mainly walled and with a laid lawn with a large patio, decorative borders and lovely flower beds. There is a detached single garage and parking for two vehicles.

Accommodation in brief:

Entrance Hall:

Family Kitchen - 5.51m x 3.56m max (18'1 x 11'8 max) -

Utility Room - 2.01m x 1.83m (6'7 x 6') -

Sitting Room - 5.54m x 3.53m max (18'2 x 11'7 max) -

WC Cloaks - 1.75m x 0.97m (5'9 x 3'2) -

First Floor -

Bedroom One - 3.30m x 2.74m (10'10 x 9') -

En Suite - 2.64m x 1.27m (8'8 x 4'2) -

Bedroom Two - 3.61m x 2.59m (11'10 x 8'6) -

Bedroom Three - 2.82m x 2.24m (9'3 x 7'4) -

Bedroom Four - 2.51m x 2.44m (8'3 x 8') -

Bathroom - 2.11m x 2.01m (6'11 x 6'7) -

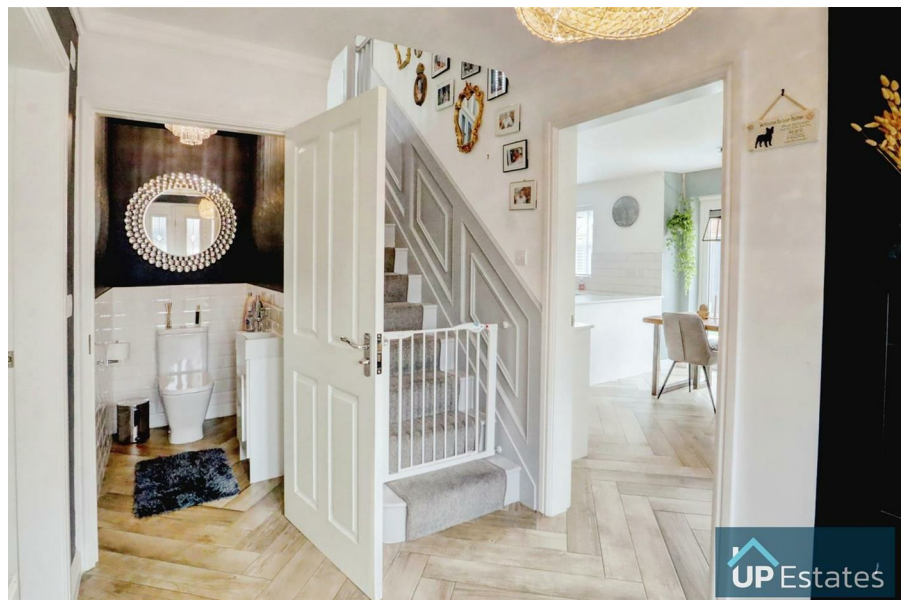
Garage - 5.44m x 2.77m (17'10 x 9'1) -

Tenure - Freehold.

Local Authority - Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR (Tel: ). Council Tax Band D.

Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

### IMPORTANT NOTE TO PURCHASERS



£450,000

- HIGH SPEC UPGRADED DETACHED HOME
- FOUR BEDROOMS (ONE EN-SUITE)
- DETACHED SINGLE GARAGE & DRIVEWAY
- WALLED, LANDSCAPED REAR GARDEN
- STUNNING SOCIAL KITCHEN/DINER WITH BI-FOLDS
- FORMAL LOUNGE
- DOWNSTAIRS WC & UTILITY
- REFITTED EN-SUITE
- CORNER PLOT WITH BEAUTIFUL GARDENS TO SIDE
- SOUGHT AFTER VILLAGE LOCATION



Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

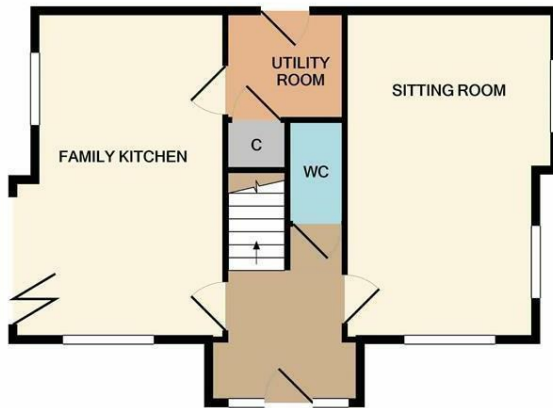
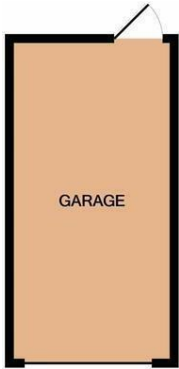






Ryelands Crescent, Stoke Golding, Stoke Golding





GROUND FLOOR  
APPROX. FLOOR  
AREA 708 SQ.FT.  
(65.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 546 SQ.FT.  
(50.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1255 SQ.FT. (116.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## CONTACT

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