

Alexanders



# Ryelands Crescent

Stoke Golding



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## Stoke Golding

- A well presented detached family home
- Contemporary fitted kitchen/breakfast room
- Two further receptions rooms
- Four bedrooms and a family bathroom
- Main bedroom with fitted wardrobes and ensuite
- Landscaped, enclosed rear gardens
- Off road parking to the side
- Detached single garage/home office conversion
- Being sold with remainder of NHBC Warranty
- EPC Rating B / Council Tax Band F / Freehold

### General Description

A stunning home situated in the ever-popular Bosworth Manor development in Stoke Golding with its' superb road links, fantastic array of shops and amenities, and excellent local schooling. The property was constructed by Morris Homes in 2018 and is covered by the remainder of the NHBC warranty.

Internally the property offers an abundance of space with living accommodation laid across two floors to briefly comprise; Entrance hall, living room with doors out to rear, dining room, a superb kitchen/breakfast room with French doors also leading to the garden, utility room and WC. To the first floor there are four spacious bedrooms and a family bathroom. The main bedroom boasts fitted wardrobes and en-suite facilities.

Externally this exceptional property boasts landscaped rear gardens mostly laid to lawn with block paved patio area, well established raised borders, feather board fencing to surround and large garden shed with power. To the side of the property is off-road parking and an detached garage with up and over door which the current owners have converted into a studio/ home office, it has been fully insulated and has had the benefit of power, lighting, window and personnel door to the side.





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## Location

The village of Stoke Golding sits close to lovely countryside whilst also having easy access to Hinckley, Nuneaton and the M69 motorway with links to the M1 and Leicester. The village boasts a primary school, three public houses, a restaurant, along with a village shop and two hairdressing shops.

## Accommodation Summary

Ground Floor: Porch, Entrance Hall, Living Room, Dining Room, Kitchen/Breakfast Room, Utility Room, Downstairs Cloakroom

First Floor: Bedroom One, En-Suite, Bedroom Two, Bedroom Three, Bedroom Four, Bathroom.

## Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth (01455) 291471.

## Tenure

Freehold.

## Services

We are advised that mains gas, electricity, water, and drainage are connected.

## Local Authority

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR (Tel: 01455 238141). Council Tax Band E.

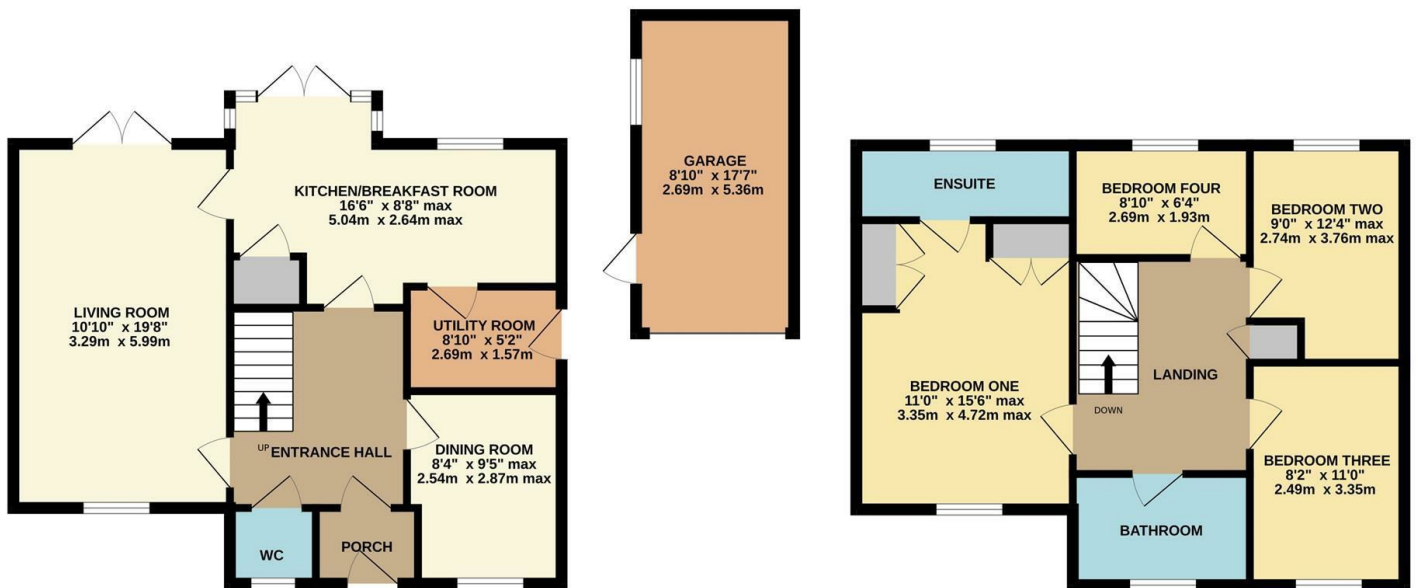
## Measurements

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.

## Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.





TOTAL FLOOR AREA : 1262 sq.ft. (117.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**Important Information**

Viewing - To arrange a viewing, please contact the Market Bosworth Sales Team on 01455 291471  
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.  
General Note - 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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.