

Alexanders



Hinckley Road

Stoke Golding



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- Lovingly maintained family home
- Chalet style property in heart of village
- Three reception rooms
- Three double bedrooms and family bathroom
- Principal bedroom with ensuite
- Landscaped gardens
- Driveway for multiple cars
- Integral double garage
- EPC Rating B / Council Tax Band F / Freehold

General Description

Alexanders of Market Bosworth offer to the market a deceptively spacious, detached chalet style property on Hinckley Road in the heart of the sought after village of Stoke Golding.

Presented in excellent order with immaculate internal living accommodation, landscaped gardens and plenty of off-road parking including an integral double garage. This fantastic family home is situated in the heart of the village well-equipped with a range of amenities to include a primary school, a selection of public houses and eateries, and doctors' surgery.

Accommodation

Internally, expect to find generous rooms sizes throughout its' 1800 square feet of living accommodation which comprise; Entrance Hall, WC, dual aspect sitting room with feature gas fireplace, opening through to dining room leading onto the kitchen/breakfast room. There is also a further reception room which over the years has been versatile in its uses as either a family room, office or fourth double bedroom.

Upstairs there are three double bedrooms, the principal room overlooks the rear garden and benefits from a three-piece ensuite and large storage cupboard. There is also a family bathroom servicing all other rooms.

The property also benefits from solar panels.



Outside

Accessed via a private driveway off Hinckley Road, the property is set back behind a gravelled driveway giving off road parking for multiple vehicles leading to an integrated double garage. There is also a 7.2 kW electric vehicle charging point. A wrought iron gate leads into a walled courtyard front garden which in turn leads to the front door and access to the rear. The rear gardens boast a southerly aspect and are laid mainly to lawn with decorative borders, mature trees, and seating area.

Location

The village of Stoke Golding lies close to lovely countryside, yet with easy access to Hinckley, Leicester, Birmingham, Nuneaton, and nearby Market Bosworth which offers a range of shopping and recreational facilities. The village has a primary school, local shop, and a selection of public houses and eateries, as well as a doctor's surgery.

Viewings

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

Tenure

Freehold.

Local Authority

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

Services

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

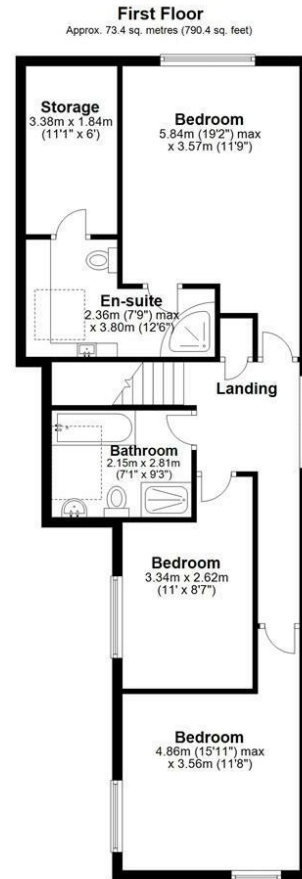
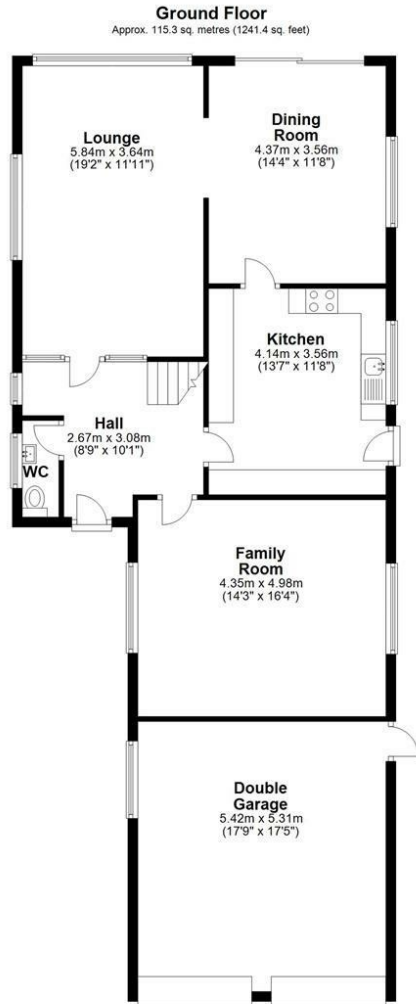
Measurements

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 area: approx. 188.8 sq. metres (2031.8 sq. feet)



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Alexanders

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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.