



Station Road
Stoke Golding

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- A beautifully maintained semi-detached home
- Spacious living accommodation over three floors
- Sitting room with feature fireplace and bay window
- Large kitchen/diner
- Three good sized bedrooms and two bathrooms
- Landscaped rear garden
- Courtyard with allocated parking for one vehicle
- Single detached garage to rear
- EPC Rating C / Council Tax Band D / Freehold

General Description

Alexanders of Market Bosworth are pleased to present to the market this generous three bedroom semi-detached family home located on Station Road in the sought after village of Stoke Golding.

The property has been beautifully maintained and updated/remodelled to a superb standard by the current owners now offering light and airy open plan living accommodation with well-proportioned rooms.

Location

Stoke Golding lies to the south-western edge of Leicestershire, approximately 6 miles from Market Bosworth, 3 miles from Hinckley and 15 miles from Leicester with excellent access to the A5, M1 and M69. The village is well-equipped with a range of amenities to include a selection of public houses and eateries. There is also a superb primary and secondary school.

Accommodation

The spacious living accommodation is laid across three floors and comprises in brief; sitting room with bay window and feature fireplace, large kitchen diner with doors out onto the rear garden, there is also a useful store cupboard and WC to the ground floor.



On the first floor, there is the four piece family bathroom and two large double bedrooms, one of which could be converted into two rooms as per the original design. The main bedroom is located on the top floor and is of generous size with ensuite facilities including both a bath and a shower.

To the rear of the property there is a paved seating terrace leading into a good sized lawned area, established borders surround and garden path leading to the garage at rear. There is a personal door to the side of the garage and an up and over door to the front. There is allocated parking for one car at the rear and further parking on street within the cul-de-sac.

Viewings

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

Tenure

Freehold. Maintenance fee of £145 per annum payable quarterly to Wards for shared communal facilities which is the shared courtyard with the garage/parking space.

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 D.

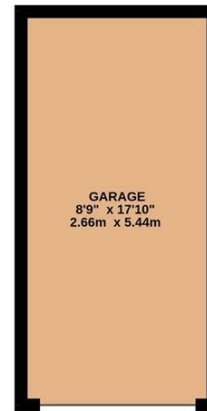
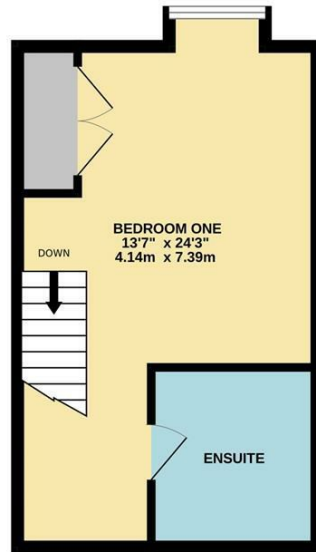
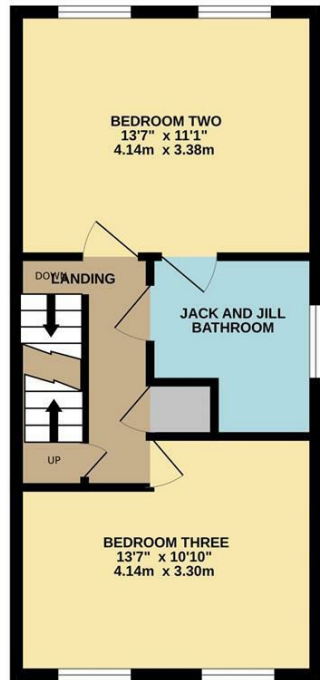
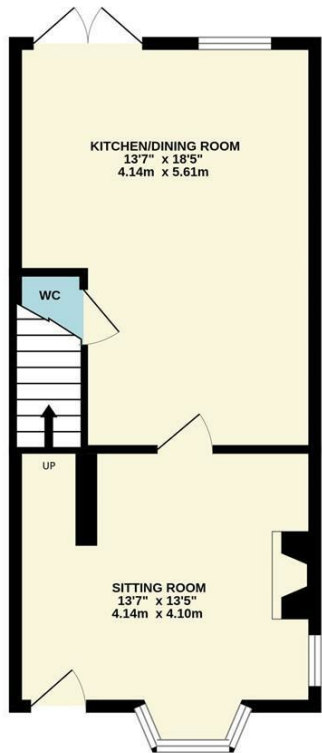
Measurements

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.

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 : 1284 sq.ft. (119.2 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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Viewing by appointment only

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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.