

Alexanders



The Limes

Station Road, Stoke Golding

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- Located in the heart of the village
- Beautifully appointed living space
- Open plan kitchen/living room
- Victorian Fireplace
- Five immaculately presented bedrooms
- Clever home office based in the basement
- Private formal gardens set in 0.3 of an acre
- Single garage and two separate driveways
- Easy access to M69 and M1
- EPC Exempt / Council Tax band: F / Freehold

General Description

Alexanders are privileged with instruction to market arguably the finest period home in Stoke Golding and the wider area; The Limes occupies an enviable position in the centre of this popular Leicestershire village, a stones throw from all amenities, the Ashby Canal and all the wonderful walks that surround.

The Limes

Boasting a magnificent Georgian facade presenting its original features, this exceptional residence is set behind manicured front gardens with privet hedge, established borders and seating terrace with two separate driveways accessed either side of the property. The plot extends to circa 0.3 of an acre to include outstanding private formal gardens, large terrace adjoining the house with low box hedging areas with topiary trees to the centre, sweeping lawns and well stocked flower and herbaceous borders. ample parking to the side and rear with access to the garage.

This charming Grade II listed residence extends to circa 3297 sq ft, set over three floors is a wealth of beautifully appointed living space that flow comfortably from the impressive entrance hall. The ground floor consists of three elegant reception rooms, a clever home office located in the basement, an impressive open plan kitchen living room leading into an exceptional orangery. There is also a utility room and WC to the ground floor. On the first and second floor expect to find five immaculately presented bedrooms, with two beautifully appointed bathrooms.





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Features

Internal features include, Minton tiled flooring, panelled walls, lattice-work radiator covers, ceiling cornicing to all reception rooms, picture rails, sash windows with window seats and shutters. Victorian style fireplace with "Chesney's" limestone surround and inset housing a flame gas fire, a second feature fireplace with inset log burner and several ornamental fireplaces throughout the property. There is Karndean" flooring with wet underfloor heating and bifold doors in the orangery, electric underfloor heating in the kitchen, with 'Neptune' cabinets and polished Silestone work upstand and surfaces, appliances include Rangemaster cooker with six gas rings, two electric ovens and extractor, "Neff" dishwasher and fridge/freezer. Two gas boilers located in the utility room. 'Strachan' fitted wardrobes and ornamental period fireplace in the principal bedroom. And an electric charging point accessed via right hand driveway.

Location

This substantial period home lies in the heart of this popular village close to lovely countryside, the Ashby Canal and Bosworth Battlefield yet has easy access to Hinckley, Nuneaton and the M69 motorway with links to the M1 and Leicester. The village Stoke offers a superb community with a host of amenities including a popular primary and secondary school, several public houses, an Indian restaurant, along with a village shop and hair salon.

Located just five miles down the road is the historic Market Bosworth with its independent shops, pubs and eateries. There is a farmers' market held every month, and recreational and sporting opportunities abound. The area is well known for its schooling, including The Dixie Grammar School in Market Bosworth, with nearby Twycross House School and Repton School also very commutable.

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.

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.

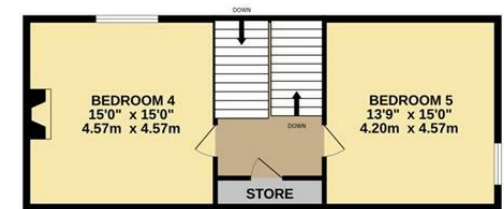
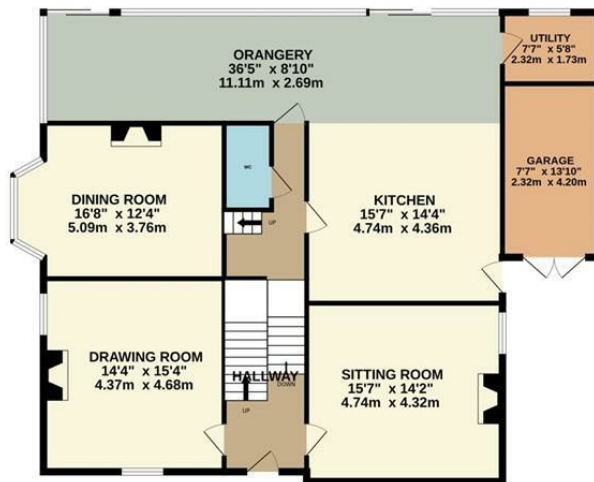
Money Laundering

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.





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TOTAL FLOOR AREA : 3297 sq.ft. (306.3 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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Telephone Sales: 01455 291471
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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.



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