



Station Road

Stoke Golding

- Spacious four bedroom semi detached period home
- Thoughtfully extended providing ample adaptable space
- Beautiful living room with log burner in feature fireplace
- Stunning open plan kitchen/family room
- Main bedroom with three piece en suite
- Block paved driveway providing off-road parking
- Flagstone paved seating terrace
- Expansive lawn area enclosed by established hedgerow
- EPC Rating D / Council Tax Band C / Freehold

General Description

Alexanders of Market Bosworth offer to the market a charming four bedroom period home on the much sought after Station Road, Stoke Golding. The property has been thoughtfully and meticulously extended to the rear, offering the space and privacy associated with a detached property with the majority of the living space not adjoining the neighbours property. Nestled between the Ashby Canal and the village centre, the property combines history and period features perfectly with contemporary style, set in a particularly attractive quiet position the property offers space in abundance both inside and out.

Accommodation

Internally, this charming character property has been lovingly maintained and upgraded by the current owners and provides a wonderful period family home laid across two floors extending to over 1400 square feet of internal living accommodation.

In brief; Entrance hall, beautiful sitting room, wc, large kitchen/diner, pantry and utility room to the ground floor. Upstairs are four bedrooms and family bathroom, with the main bedroom boasting a three piece en suite shower room.

External

Set back from Station Road, there is a block paved driveway providing off-road parking for two vehicles with lawned front gardens to the side. The rear gardens are nothing short of impressive. There is an expansive flagstone paved seating terrace with steps up to an exceptional lawned area kept private by mature trees and hedgerow to all sides. At the bottom of the garden there is a superb summer house. All around are stunning views over neighbouring farmland and the historic Bosworth Battlefield.



Location

Stoke Golding lies to the south western edge of Leicestershire, approximately 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 doctor's surgery.

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.

Tenure

Freehold.

Local Authority

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band C.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

Services

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

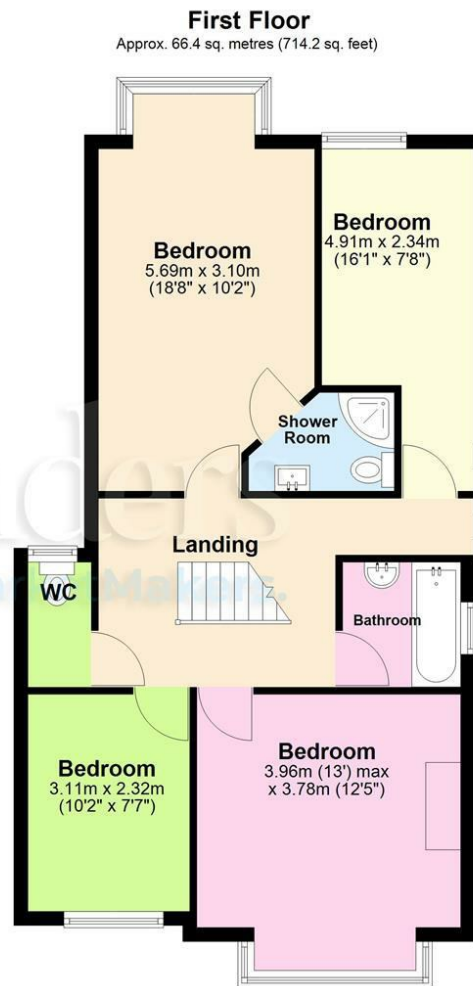
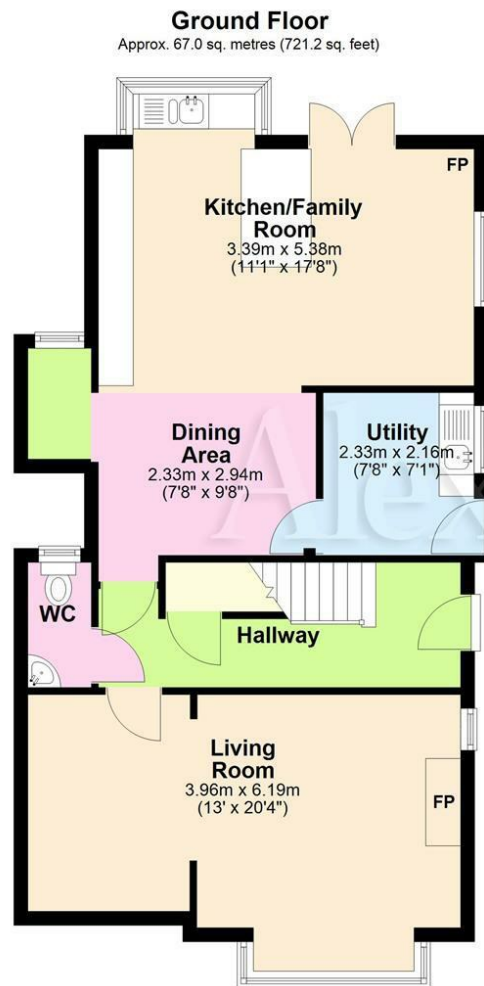
Money Laundering

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.

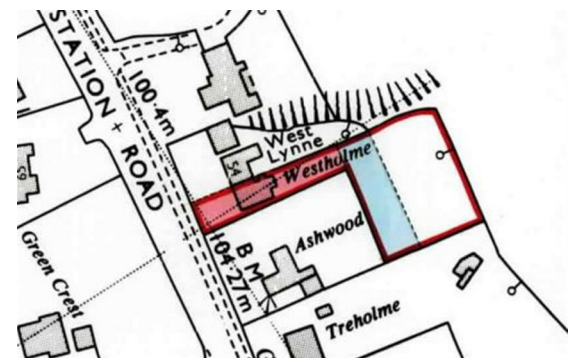
General Note

These particulars whilst believed to be accurate 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 a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.





Total area: approx. 133.4 sq. metres (1435.4 sq. feet)



The market is moving.

So can you.

Alexanders
MarketMakers.