

CASTLE ESTATES

1982

**A WELL APPOINTED FOUR BEDROOMED DETACHED FAMILY RESIDENCE WITH
PRIVATE REAR GARDEN SITUATED IN A HIGHLY SOUGHT AFTER VILLAGE
LOCATION**



**2 BENNETT CLOSE
STOKE GOLDING CV13 6JE
Offers In Excess Of £350,000**

- Entrance Hall With Guest Cloakroom
- Separate Dining Room
- Galley Style Kitchen
- Modern Family Bathroom
- Well Tended Rear Garden
- Attractive Lounge
- Upvc Double Glazed Conservatory
- Four Good Sized Bedrooms
- Parking For Two Cars & Garage
- Sought After Village Location



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Nestled in the charming village of Stoke Golding, Bennett Close presents an opportunity to acquire a spacious detached house.

Stoke Golding is known for its surroundings and friendly community, making it a lovely place to call home. The village offers a range of local amenities, and its proximity to larger towns ensures that you are never far from essential services and leisure activities.

This spacious residence boasts entrance hall with guest cloakroom off, attractive lounge, separate dining room, upvc double glazed conservatory and galley style kitchen. To the first floor there are four good sized bedrooms and a family bathroom. Outside the property has a shared driveway leading to two private parking spaces and garage. The rear garden is private and well tended.

More specifically the well planned, gas fired centrally heated and upvc double glazed accommodation comprises:

VIEWING

By arrangement through the Agents.

DESCRIPTION

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COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band D (Freehold).

ENTRANCE HALL

having upvc double glazed front door and side window, designer vertical central heating radiator and wood effect flooring. Feature staircase leading to First Floor Landing with useful storage beneath.



GUEST CLOAKROOM

having white suite including low level w.c., vanity unit with wash hand basin with chrome mixer tap, grey heated towel rail, wood effect flooring and upvc double glazed window to front with obscure glass.



LOUNGE

15'10" x 11'7" (4.83m x 3.55m)

having feature fireplace brick fireplace, central heating radiator, tv aerial point, wall light points, coved ceiling and upvc double glazed window. Double doors opening onto Dining Room.



DINING ROOM

12'10" x 9'6" (3.93m x 2.90m)

having central heating radiator, wood effect flooring, plate rail, coved ceiling and door to Kitchen. Double doors opening onto Conservatory.



KITCHEN

15'3" x 8'3" (4.66m x 2.53m)

having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with drainer and chrome mixer tap, electric oven and grill with hob, space and plumbing for washing machine and dishwasher, space for tall standing fridge freezer, central heating radiator, ceramic tiled flooring and upvc double glazed windows to front and side.



CONSERVATORY

14'5" max x 10'4" max (4.41m max x 3.15m max)

having polycarbonate roof, upvc double glazed windows and double doors opening onto the rear garden.



FIRST FLOOR LANDING



BEDROOM ONE

13'8" x 8'9" (4.17m x 2.69m)

having built in wardrobes, central heating radiator and upvc double glazed window to side.



BEDROOM TWO

13'0" x 8'8" (3.97m x 2.65m)

having built in wardrobes, central heating radiator and upvc double glazed window to rear.



BEDROOM THREE

11'1" x 7'6" (3.40m x 2.30m)

having central heating radiator and upvc double glazed window to front.



BEDROOM FOUR/STUDY

10'4" x 8'11" (3.15m x 2.74m)

having range of built in charcoal coloured wardrobes, designer central heating radiator, wood effect flooring and upvc double glazed window to front.



BATHROOM

7'4" x 6'2" (2.25m x 1.89m)


having panelled bath with chrome mixer tap, shower over and screen, low level w.c., vanity unit with wash hand basin with chrome mixer tap, white heated towel rail, upvc double glazed window with obscure glass.




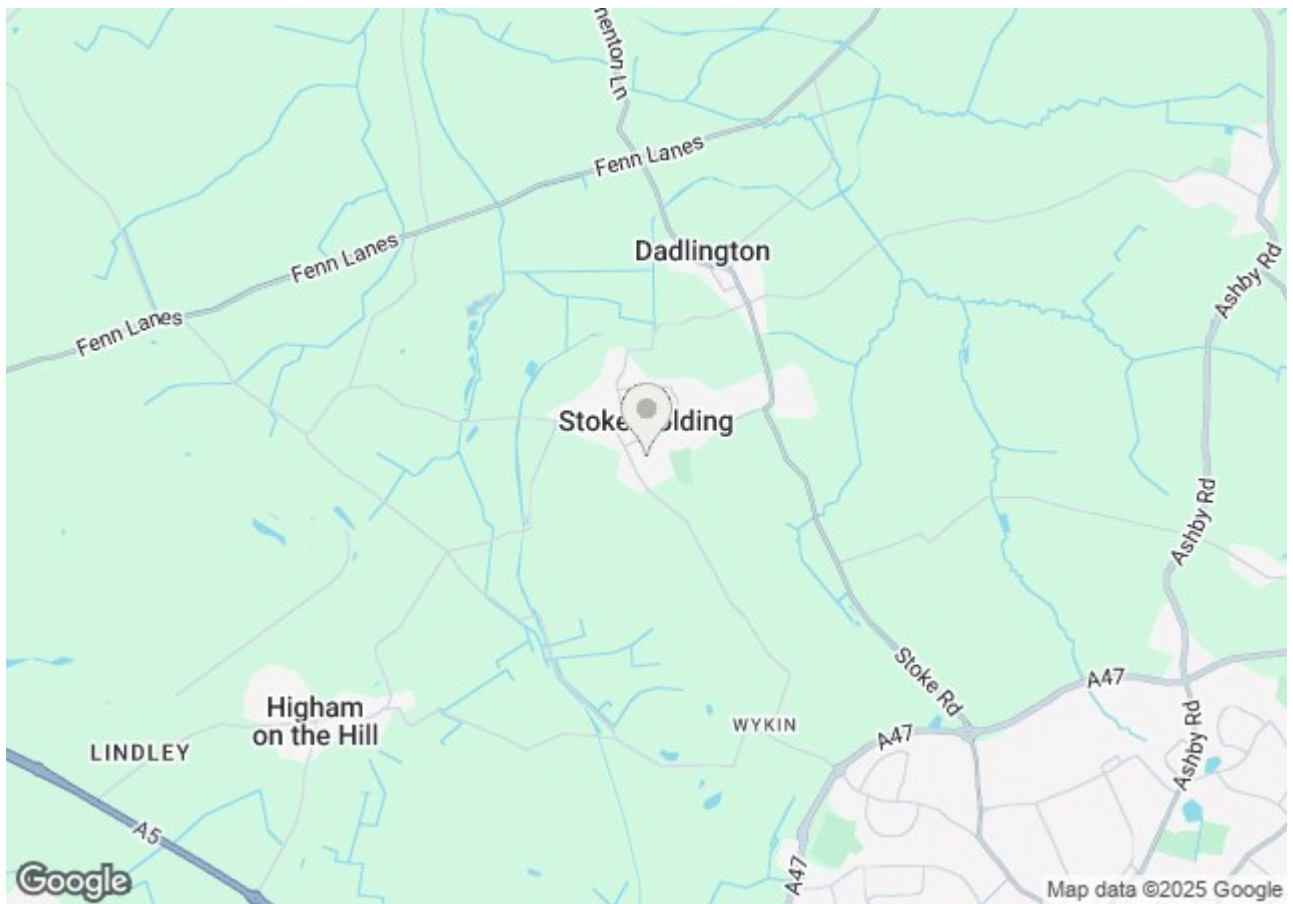
OUTSIDE

There is shared driveway leading to parking for two cars and GARAGE with up and over door, power and light. Pedestrian access to a fully enclosed and private rear garden with slabbed patio area, lawn, well fenced boundaries and outside lighting.

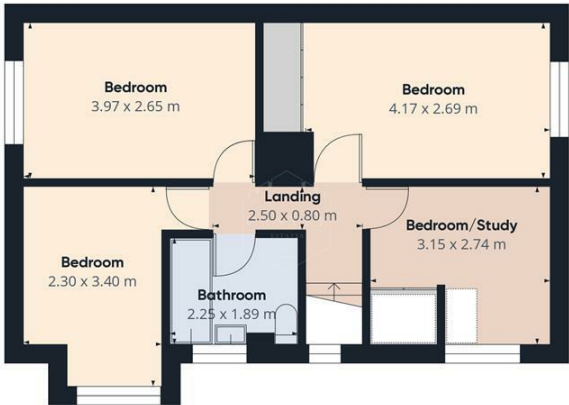
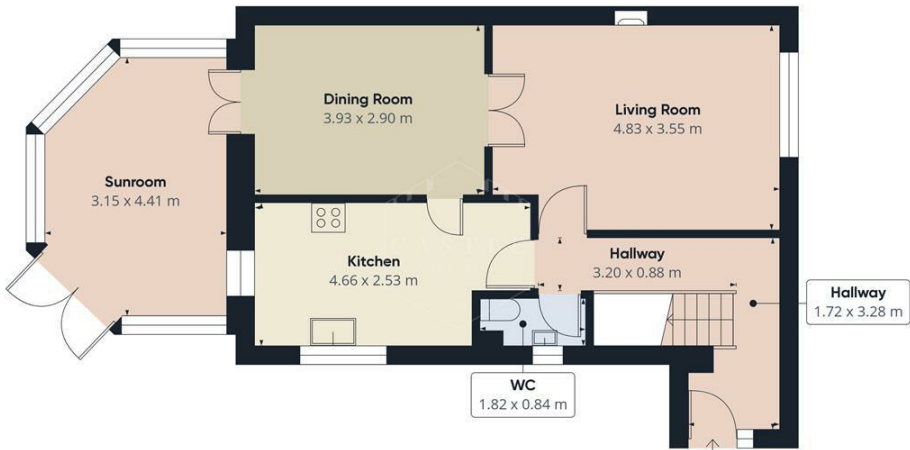


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
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Approximate total area⁽¹⁾
106.69 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm
