

# CASTLE ESTATES

1982

**A WELL APPOINTED THREE BEDROOMED END TOWNHOUSE WITH PRIVATE GARDEN AND OPEN COUNTRYSIDE VIEWS TO REAR SITUATED IN A MOST SOUGHT AFTER VILLAGE LOCATION**



**17 CONVENT DRIVE  
STOKE GOLDING CV13 6JF**

**Offers Over £250,000**

- Entrance Hall
- Well Fitted Kitchen To Front
- Master Bedroom With Ensuite
- Family Bathroom
- Private Lawned Rear Garden
- Guest Cloakroom
- Lounge With Bi-Fold Doors Opening Onto Garden
- Two Further Bedrooms
- Off Road Parking To Side
- Open Countryside Views To Rear



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

info@castles-online.co.uk - 01455 617997

www.castles-online.co.uk



**\*\* NO CHAIN \*\*** This well appointed end townhouse on Convent Drive must be viewed to fully appreciate its wealth of attractive fixtures and fittings.

The accommodation boasts of entrance hall with guest cloakroom, contemporary fitted kitchen and a good sized lounge with bi-fold doors opening onto the rear garden. To the first floor there is master bedroom with ensuite, two further bedrooms and a family bathroom. Outside the property has parking to side and private lawned rear garden. Open countryside views to rear.

Stoke Golding is known for its picturesque surroundings and community spirit, making it a desirable location for those looking to settle in a friendly neighbourhood. With local shops, schools, and parks nearby, this property is perfectly positioned to enjoy the best of village life while still being within reach of larger towns.

### **COUNCIL TAX BAND & TENURE**

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

### **ENTRANCE HALL**

9'6" x 3'4" (2.92m x 1.04m )

having composite front door, central heating radiator and staircase to First Floor Landing.

### **GUEST CLOAKROOM**

having low level w.c., wash hand basin, central heating radiator, wood effect flooring and upvc double glazed window with obscure glass.



## KITCHEN

11'3" x 8'10" (3.43m x 2.70m )

having an attractive range of fitted contemporary gloss units including base units, drawers and wall cupboards, matching work surfaces, upstands and splashback, inset sink with mixer tap, built in electric oven, four ring electric hob with extractor hood over, integrated fridge freezer, integrated washer/dryer, inset LED lighting, built in gas fired boiler for central heating and domestic hot water, central heating radiator and upvc double glazed window to front.





## KITCHEN



## LOUNGE

15'10" x 12'5" (4.84m x 3.80m )

having under stairs storage cupboard, tv aerial point, central heating radiator and upvc double glazed bi-fold doors opening onto rear garden.



LOUNGE

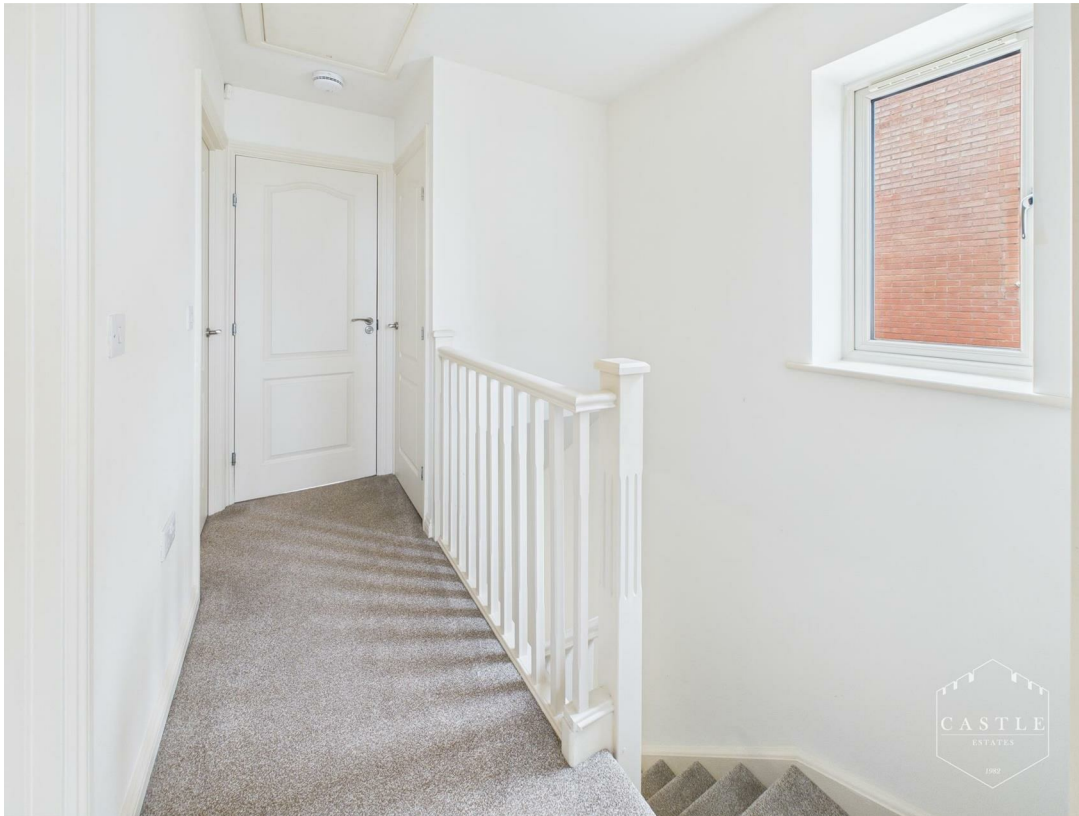


LOUNGE



## FIRST FLOOR LANDING

having upvc double glazed window to side, access to the roof space, spindle balustrading and over stairs storage cupboard housing the water tank.



## MASTER BEDROOM

11'0" x 8'11" (3.37m x 2.73m )

having central heating radiator, built in cupboard/wardrobe and upvc double glazed window to rear with open countryside views.



## MASTER BEDROOM



### ENSUITE SHOWER ROOM

having shower cubicle with chrome shower over, low level w.c., pedestal wash hand basin, wood effect flooring, chrome heated towel rail, inset LED lighting and extractor fan.





## BEDROOM TWO

9'3" x 8'10" (2.83m x 2.71m )

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



### BEDROOM THREE

7'6" x 6'7" (2.31m x 2.02m )

having central heating radiator and upvc double glazed window to rear with open countryside views.



## BATHROOM

6'7" x 6'1" (2.02m x 1.86m )

having white suite including panelled bath with shower over and glass screen, low level w.c., pedestal wash hand basin, chrome heated towel rail, wood effect flooring, inset LED lighting, extractor fan and upvc double glazed window with obscure glass.



## OUTSIDE

There is a paved and pebbled foregarden and tarmac driveway to side with parking for several cars. Side pedestrian access to a fully enclosed and private rear garden with patio area, lawn and well fenced boundaries. Not overlooked from the rear with open countryside views.



## AERIAL



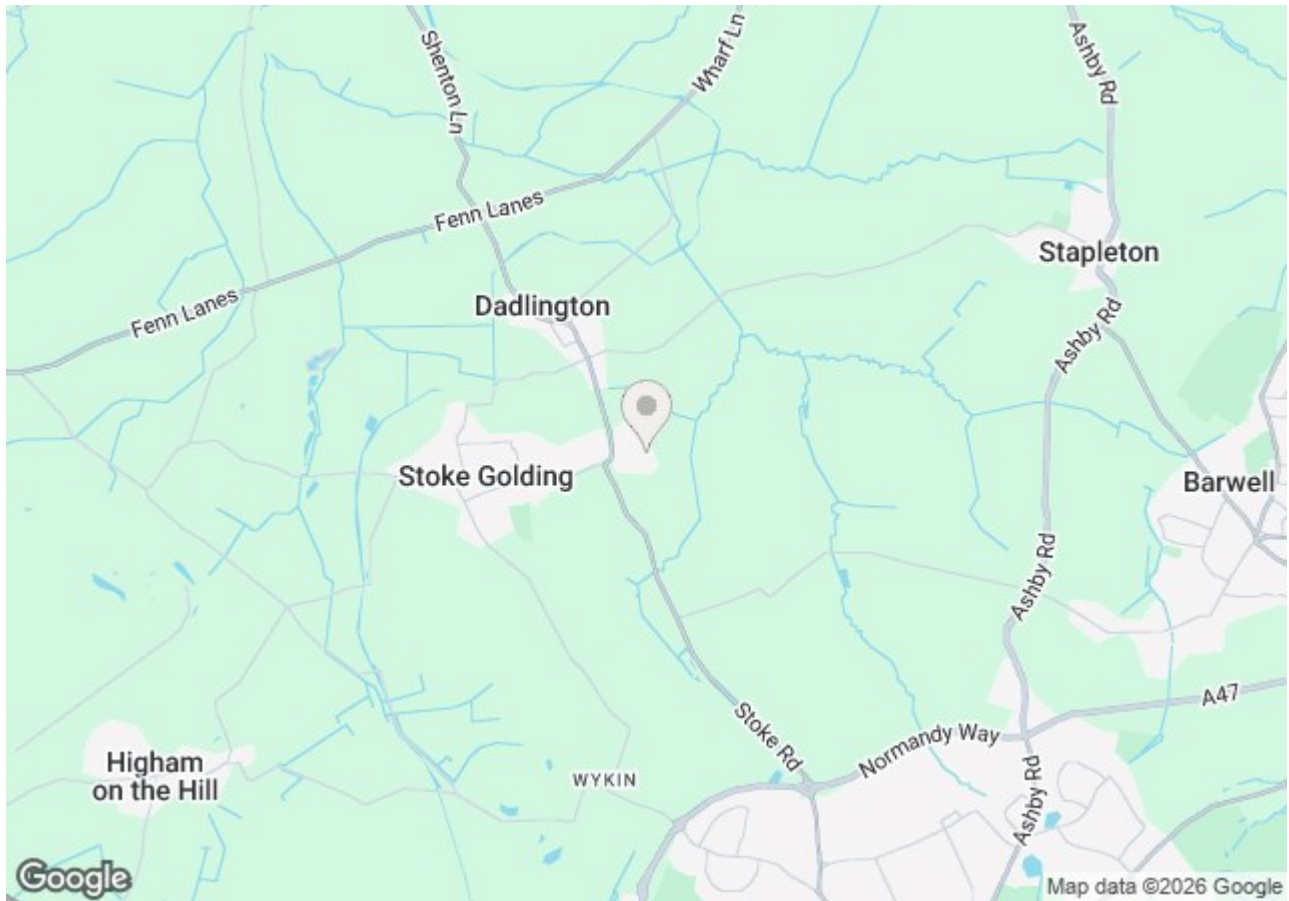
## AERIAL COUNTRYSIDE VIEW

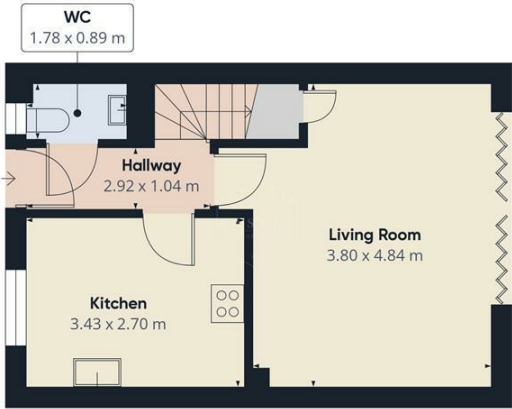
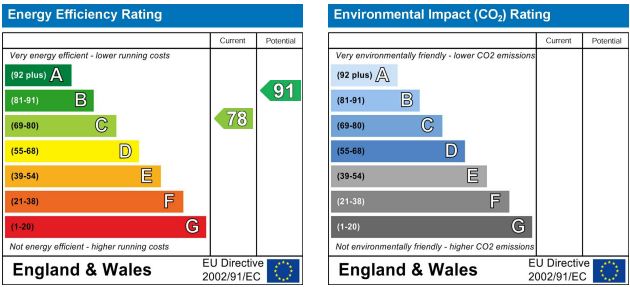




| Energy Efficiency Rating                    |           |                            |
|---|-----------|----------------------------|
|   | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>91</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            | <b>78</b> |                            |
| (55-68) <b>D</b>                            |           |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |





Floor 0



En Suite  
0.91 x 2.48 m

Floor 1

Approximate total area<sup>(1)</sup>  
64.73 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

## **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

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