

CASTLE ESTATES

1982

A STYLISHLY PRESENTED THREE BEDROOMED DETACHED HOME WITH GARAGE AND UNSPOILT COUNTRYSIDE VIEWS, SITUATED IN A POPULAR VILLAGE LOCATION.



CHURCH HOUSE COVENTRY ROAD WOLVEY LE10 3LD

Offers In Excess Of £400,000

- UNSPOILT COUNTRYSIDE VIEWS
- OPEN PLAN KITCHEN/DINER
- ORANGERY WITH BIFOLDS
- TWO FURTHER GOOD SIZED BEDROOMS
- EASY TO MAINTAIN SOUTH WEST FACING GARDEN
- BEAUTIFULLY PRESENTED
- ATTRACTIVE LIVING ROOM
- MASTER BED WITH EN-SUITE
- FAMILY BATHROOM
- PRIVATE PARKING AND GARAGE



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Situated in the charming village of Wolvey, Hinckley, this stunning detached house on Coventry Road offers a perfect blend of modern living and countryside charm. With show home standards throughout, this property is sure to impress even the most discerning buyers.

Upon entering, you are greeted by a spacious open plan kitchen/diner, with double doors leading into a stylish living room with feature log burner, ideal for both entertaining guests and enjoying quiet cosy evenings.

Church House also features a delightful orangery, full of natural light, complete with bifold doors that seamlessly connect the indoor space to a beautiful easy to maintain garden. This creates a bright and airy atmosphere, perfect for relaxation or hosting gatherings.

The property boasts a spacious master bedroom with en-suite and two further good sized bedrooms and modern family bathroom, providing ample space for family or guests.

Outside, the property offers ample parking, making it easy for you and your visitors. Additionally, a garage provides extra storage or the perfect space for a workshop.

This home is not just a place to live; it is a sanctuary where you can enjoy the beauty of nature while being conveniently located near local amenities. If you are seeking a peaceful retreat with modern comforts, this property on Coventry Road is an opportunity not to be missed.

COUNCIL TAX BAND & TENURE

Rugby Band D (Freehold).

KITCHEN

10'9" x 9'10" (3.3 x 3.0)

Having an attractive range of white gloss fitted cupboards, including base units, drawers and wall cupboards, marble effect worktops, integrated fridge/freezer, integrated dishwasher, integrated washing machine, 4 ring NEFF gas hob and NEFF double oven, drainer sink with chrome mixer tap, LED under cupboard lighting, central heating radiator, upvc triple glazed window over looking unspoilt countryside views and ceramic tiled flooring.



DINING ROOM

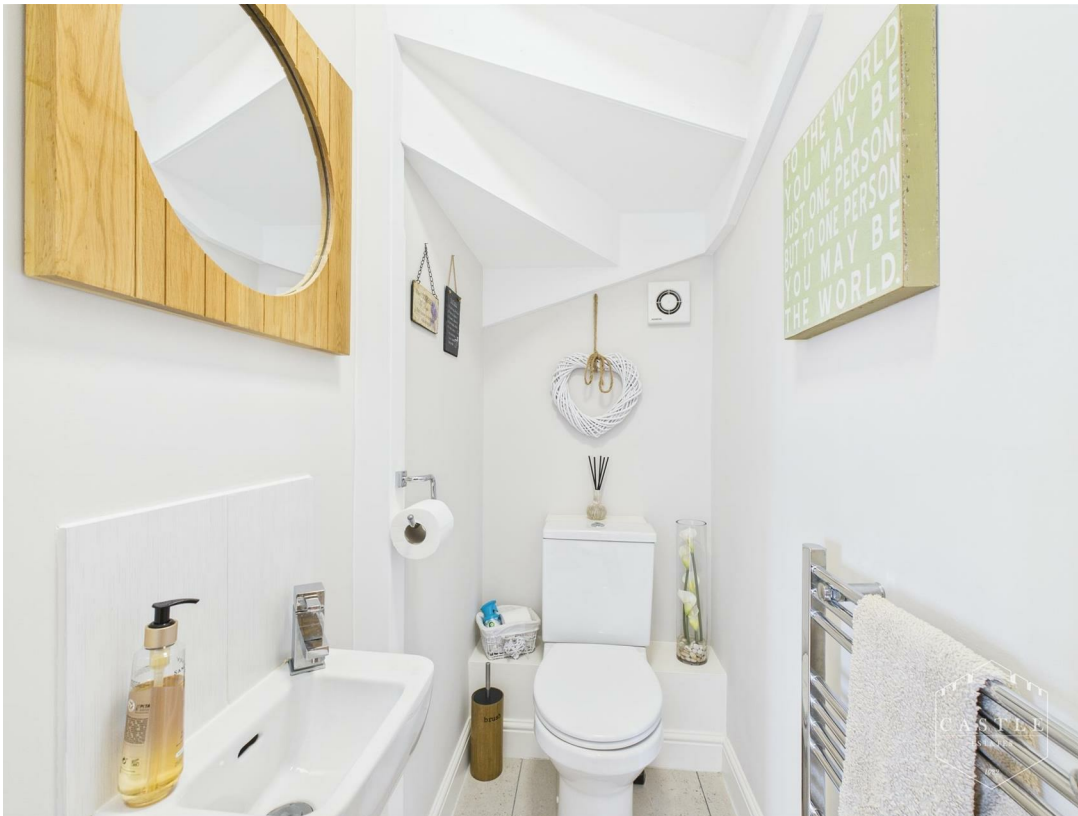
11'5" x 13'5" (3.5 x 4.1)

Having ceramic tiled flooring, upvc triple glazed windows overlooking the front of the property, solid oak staircase leading up to the first floor landing and solid oak double doors leading into the living room.



DOWNSTAIRS WC

Having ceramic tiled flooring, chrome ladder style radiator, low flush WC, wall mounted ceramic sink with chrome mixer tap.



LIVING ROOM

10'2" x 19'0" (3.1 x 5.8)

Having oak effect flooring, feature log burner, central heating radiator, LED spotlighting, upvc double glazed windows overlooking rear garden and upvc double glazed French doors leading into the orangery.



ORANGERY

12'1" x 11'5" (3.7 x 3.5)

Oak effect Amtico flooring, vertical electric radiator, sky lantern with fitted blinds, LED spotlighting, upvc double glazed windows with fitted blinds, upvc bifolding doors leading out onto the private rear garden,



LANDING



MASTER BEDROOM

12'1" x 10'5" (3.7 x 3.2)

Having oak effect laminate flooring, central heating radiator, upvc double glazed window overlooking the rear of the property, LED spotlighting, fitted wardrobe with mirrored sliding doors.



EN-SUITE

Having antico tiled flooring, low flush WC, chrome ladder style radiator, shower cubicle with chrome shower, vanity unit with integrated sink and chrome mixer tap and wall mounted mirrored cabinet.



BEDROOM TWO

10'5" x 8'2" (3.2 x 2.5)

Having upvc double glazed windows overlooking the rear of the property, TV point, central heating radiator, fitted wardrobes and LED spotlighting.



BEDROOM THREE

11'5" x 7'10" (3.5 x 2.4)

Having fitted wardrobes, central heating radiator, upvc triple glazed windows with views over the countryside.



FAMILY BATHROOM

Having Amtico tiled flooring, low flush WC, chrome ladder style radiator, bath with chrome mixer tap and chrome shower over, gloss vanity unit with ample cupboard space and integrated ceramic sink with chrome mixer tap and UPVC triple glazed windows with fitted blinds,



OUTSIDE

Having access to a block paved driveway for 2 standing cars with ELECTRIC CAR CHARGING POINT, and shared driveway to the side leading to a garage with a further private parking space. There is a private gated entrance leading down the right side of the property to a fully enclosed easy to maintain garden with South-Westerly aspect, having landscaped patio area for outdoor seating, artificial grass, raised beds and gravel borders. A brick wall and fence panels surrounds the garden with a private gate leading out to the garage.

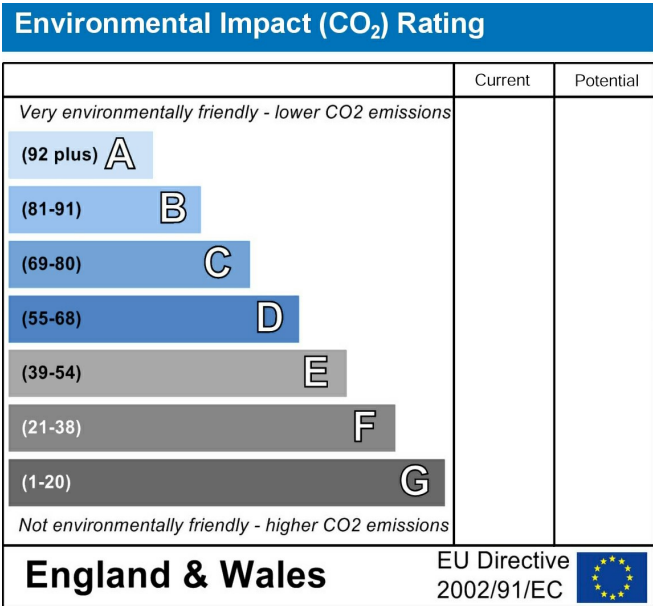
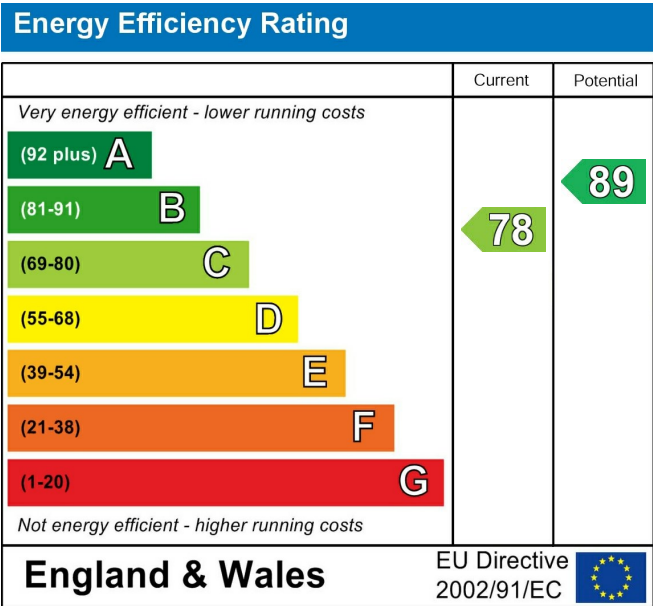


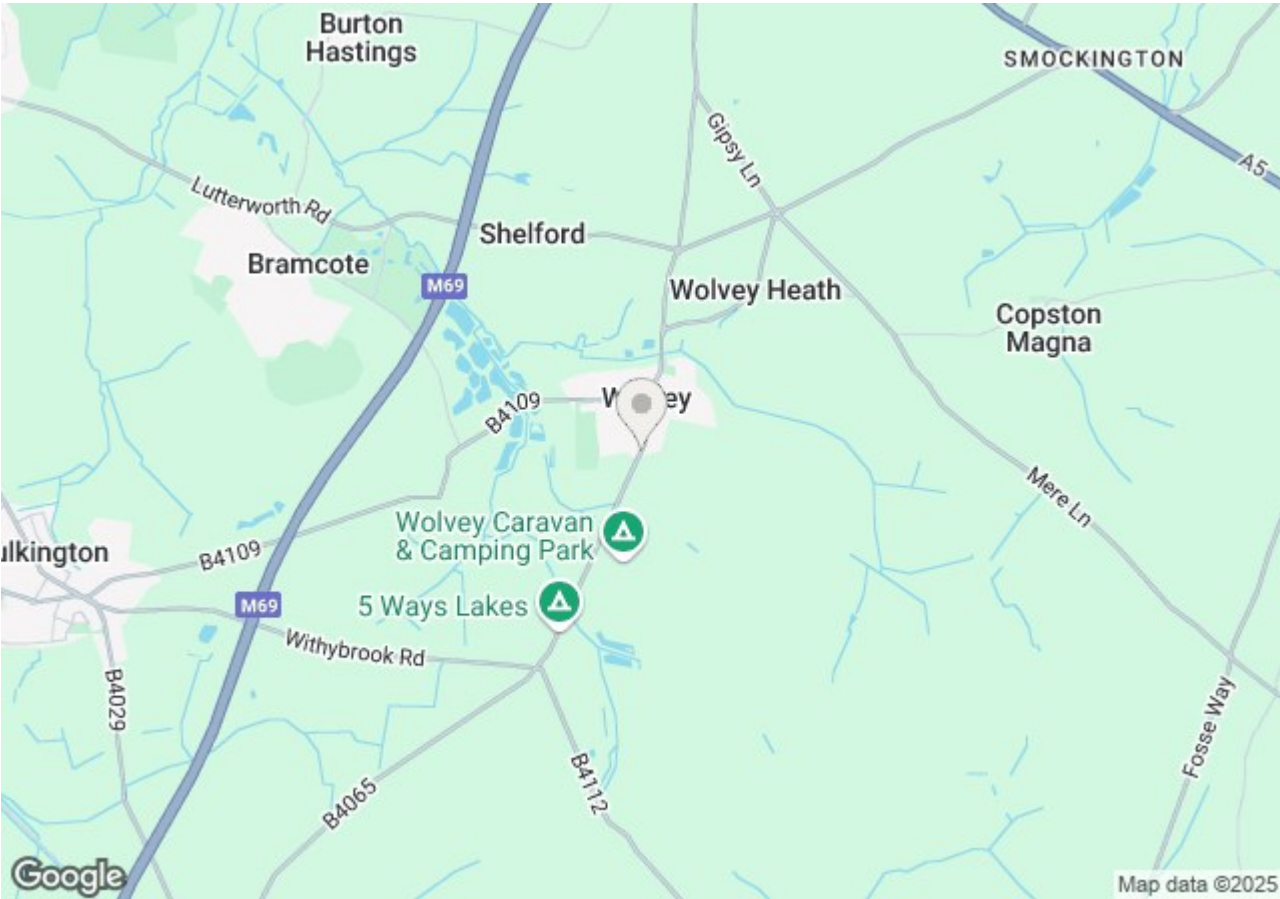
GARAGE

19'0" x 9'2" (5.8 x 2.8)
Having boarded roof space, solid oak hinged doors, power and lighting.



OUTSIDE





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs		Current	Potential	Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A			89	(92 plus) A	
(81-91) B		78		(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	



Floor 1 Building 1

Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
112.32 m²
Reduced headroom
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

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.
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
