CASTLE ESTATES

1982

A SUPERBLY PRESENTED RECENTLY CONVERTED FIRST AND SECOND FLOOR MAISONETTE WITH THREE BEDROOMS AND SECURE PRIVATE PARKING



4A STATION ROAD
STOKE GOLDING CV13 6EZ

£1,150 PCM

- Private Entrance Hall, Stairs & Landing
- Luxury Fitted Breakfast Kitchen
- Luxury Family Bathroom
- Electric Gates To Secure Parking
- Sought After Location
- Spacious Lounge/Dining Room
- 2 First Floor Bedrooms & Ensuite
- Second Floor Master Suite & Ensuite
- Attractive Views To The Rear
- Council Tax Band C

CASTLE ESTATES 1982

112 Castle Street, Hinckley, Leicestershire. LE10 1DD
info@castles-online.co.uk - 01455 617997
www.castles-online.co.uk

THREE BEDROOM MAISONETTE WITH SECURE PRIVATE PARKING – STOKE GOLDING

A well presented and spacious three bedroom maisonette located in the popular village of Stoke Golding, with accommodation arranged over the first and second floors and the benefit of secure private parking.

The property has its own private entrance with stairs leading to the first floor, where you will find a spacious lounge/dining room, fitted dining kitchen, two bedrooms and the main bathroom.

The top floor offers the third bedroom, complete with its own dressing area and en-suite.

A spacious property in a popular village location. Viewing recommended.

VIEWING
By arrangement through the Agents.

DIRECTIONAL NOTE
Travel from centre of Stoke Golding bearing left just into Station Road and you will see this property on the right hand side.

DESCRIPTION
This rare opportunity to rent an extremely spacious three bedroomed maisonette being purpose built just a few years ago, situated in the heart of sought after village of Stoke Golding. Close to open countryside and Ashby canal, excellent schools and amenities.

The accommodation enjoys a private entrance hall, stairs and landing to a first floor lounge/dining room, contemporary dining kitchen with integrated appliances, guest bedroom with ensuite, further bedroom a family bathroom. To the second floor there is a master suite with sitting area, dressing area, bedroom and ensuite. Outside there is secure parking through electrically operated gates. Viewing is essential.

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

ENTRANCE HALL
having upvc double glazed front door, central heating radiator with shelf and staircase to the first floor.

FIRST FLOOR
Leading to

LOUNGE/DINING ROOM

16'8" x 11'9" (5.1m x 3.6m)
having double central heating radiator, tv aerial point, feature archway and dual windows.



LOUNGE/DINING ROOM



KITCHEN

12'5" x 8'6" (3.8m x 2.6m)

having an attractive range of cream Shaker style units including base units, drawers and wall cupboards, matching marble effect work surfaces and upstand, contemporary splashbacks and inset single drainer stainless steel sink with mixer tap and rinser bowl, integrated fridge freezer, integrated washer/dryer, built in stainless steel oven and grill, four ring induction hob with stainless steel cooker hood over, built in gas fired boiler, breakfast bar, central heating radiator, inset ceiling lighting and vinyl wood effect flooring.



KITCHEN



BATHROOM

10'2" x 8'6" (3.1m x 2.6m)
having a modern contemporary white suite including double shower cubicle, pedestal wash hand basin, low level w.c,, panelled bath, chrome ladder style heated towel rail, ceramic tiled splashbacks, inset ceiling lighting and extractor fan.



BATHROOM



BEDROOM TWO

11'5" x 9'10" (3.5m x 3m)
having central heating radiator and tv aerial point.



ENSUITE W.C.

having low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, inset ceiling lighting and extractor fan.

BEDROOM THREE

9'2" x 8'10" (2.8m x 2.7m)
having central heating radiator, two double wardrobes and single wardrobe.



INNER HALL
having fitted shelving. Leading to Second Floor with LED lighting.

SECOND FLOOR

BEDROOM/DRESSING AND SITTING ROOM
29'6" x 15'8" (9m x 4.8m)

BEDROOM AREA
having central heating radiator, feature beams, dual velux double glazed roof lights and porthole double glazed window feature.



DRESSING AREA

having two velux double glazed roof lights.



SITTING AREA

having balustrading and velux roof light.



SITTING AREA



SITTING AREA



ENSUITE BATHROOM

8'6" x 9'2" (2.6m x 2.8m)
having contemporary white suite including double shower cubicle, integrated wash hand basin and low level w.c., extractor fan, integrated speakers, inset ceiling lighting, chrome ladder style heated towel rail, fully tiled walls and flooring.



ENSUITE BATHROOM



OUTSIDE

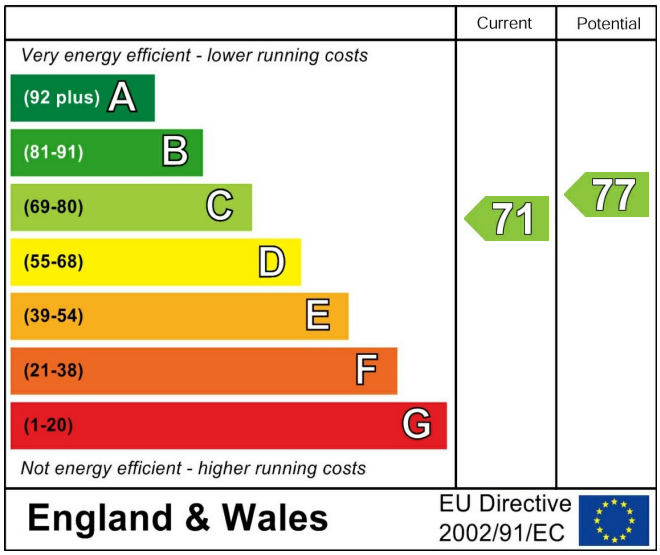
There is direct vehicular access through electric gates to a private parking at the rear.



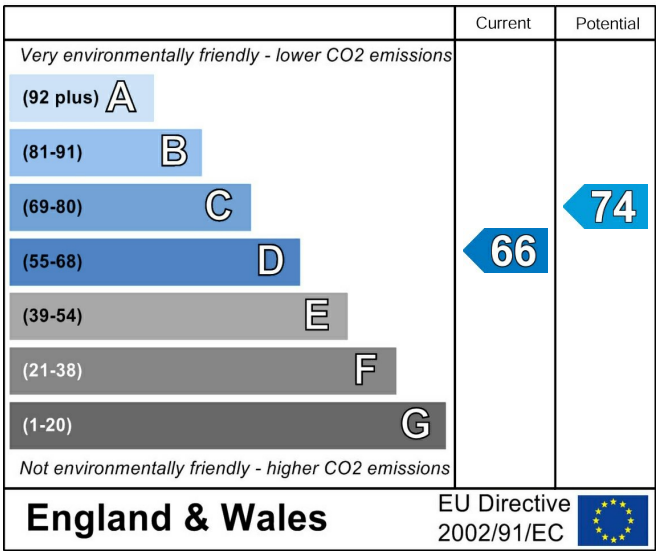
REAR ELEVATION



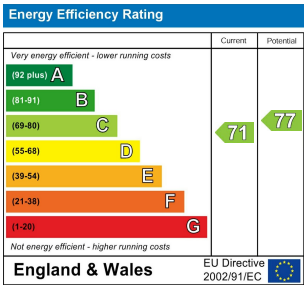
Energy Efficiency Rating

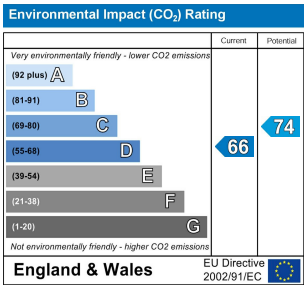


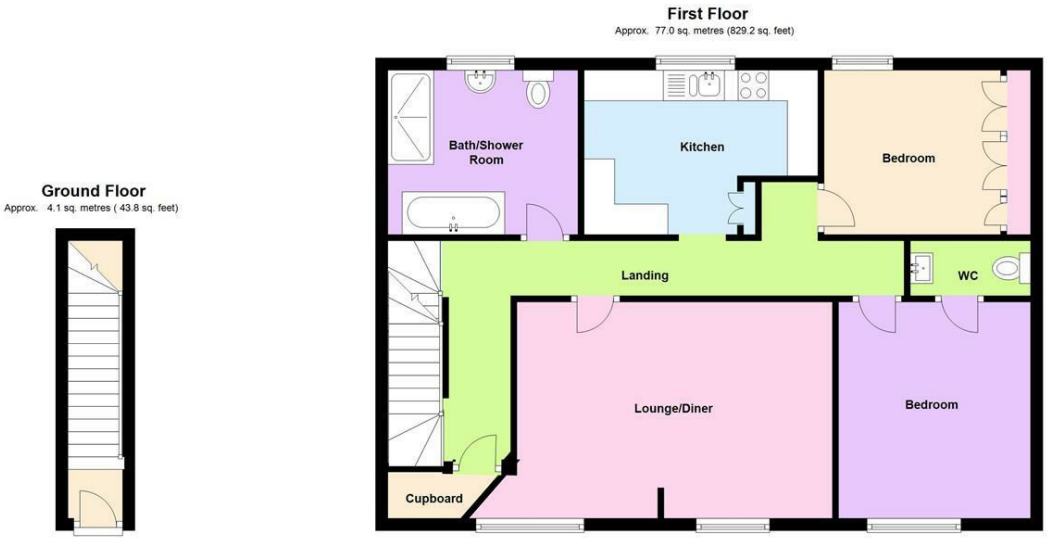
Environmental Impact (CO_2) Rating











Total area: approx. 133.1 sq. metres (1432.8 sq. feet)

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