



Station Road
Stoke Golding
Nuneaton
CV13 6EZ

Offers Over £325,000

A FOUR BEDROOM SEMI DETACHED home with over 1300 sq ft set over three levels. Offering TWO RECEPTION ROOMS and a MASTER BEDROOM with EN SUITE occupying the second floor. The property also offers a SINGLE GARAGE and PARKING SPACE to the rear. The property is being sold with NO ONWARD CHAIN.



Property Features

- Semi Detached
- Four Bedrooms
- Lounge
- Dining Room
- Modern Kitchen
- Garage
- Sought after Location
- Jack and Jill Bathroom
- En Suite to Master
- Viewing Recommended

Full Description

Positioned well within the village, this three storey home will leave you impressed as soon as your view this property. Offering a fantastic space throughout being set over three levels, the property breathes space. Having a single garage, bay fronted lounge and two reception rooms provides some of the key benefits for this property as well as gas central heating and built in appliances within the kitchen.

You enter this lovely home into the bay fronted lounge which provides stairs leading to the first floor and a door leading to the dining room. The dining room makes this property stand out from the rest by having a second reception room which is rare for a property like this. There is also a downstairs cloakroom and spacious kitchen diner with built in appliances, breakfast bar and patio doors leading to the rear garden.

The first floor offers three bedrooms, two of which are good sized double rooms. The double bedroom to the rear boasts two windows which provides great natural light whilst also having access to the Jack and Jill bathroom which is four piece and can also be accessed from the landing. There is another double bedroom facing the front aspect which has built in wardrobes in addition to a good sized single bedroom. There is also access to the second floor.

The second floor boasts the master bedroom which is a fantastic size with built in wardrobes, four piece en suite bathroom and additional storage within the loft and eaves which is all boarded.

Externally, there is a small frontage providing access to the front door. The rear garden is low maintenance and a manageable size and provides a gate leading to the single garage and parking.

Stoke Golding is a sought after village and civil parish in the Hinckley and Bosworth district of Leicestershire, The village has fantastic facilities including a general store, primary school, secondary school, historic church and multiple public houses. Located just 16 miles from the Leicester City Centre, about 3 miles northwest of Hinckley and just over 5 miles to the popular village of Market Bosworth. The village is bordered on one side by the Ashby de la Zouch Canal, which is well-used for recreational purposes. The A5 trunk road is some 2 miles distant and thus gives access to the M69 (J1) 3 miles or M42 (J10) 5 miles.

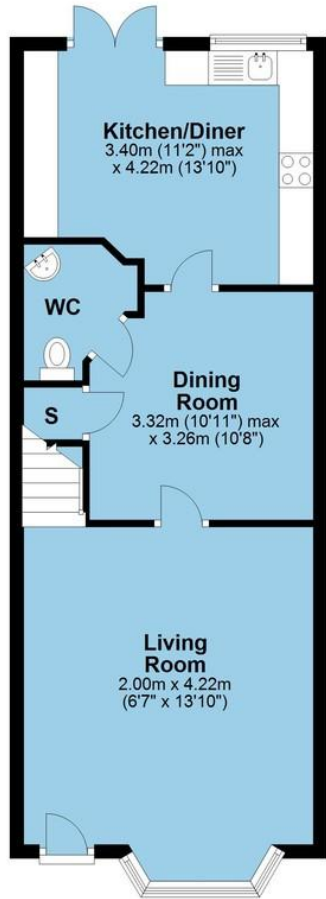
TENURE The property is freehold.

COUNCIL TAX BAND The property is band E

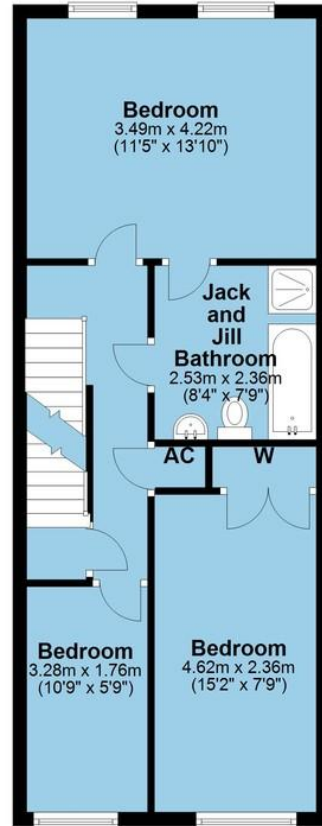




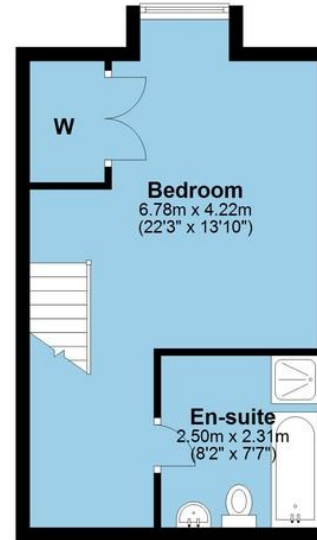
Ground Floor



First Floor



Second Floor



Total area: approx. 127.6 sq. metres (1373.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements