

CASTLE ESTATES

1982

A WELL APPOINTED AND SPACIOUS THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE WITH SIZEABLE REAR GARDEN AND BEAUTIFUL COUNTRYSIDE VIEWS FRONT AND REAR



**75 STATION ROAD
STOKE GOLDING CV13 6EY**
Offers In The Region Of £395,000

- Entrance Porch To Hall
- Spacious Dining/Family Room
- Three Good Sized Bedrooms
- Ample Off Road Parking
- Open Countryside Views To Front & Rear
- Good Sized Attractive Lounge
- Well Fitted Kitchen
- Ensuite Shower Room & Family Bathroom
- Sizeable Lawned Rear Garden
- Most Sought After Village Location



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**** OPEN COUNTRYSIDE VIEWS - VIEWING ESSENTIAL **** Situated in the sought after village of Stoke Golding, this delightful semi-detached house on Station Road of spanning an impressive 1,367 square feet.

The property boasts entrance porch leading to hall, two spacious reception rooms, ideal for both relaxation and entertaining and a well fitted kitchen to the ground floor. To the first floor there are three good sized bedrooms, one with ensuite and a further family bathroom.

Outside the property has ample off road parking and a sizeable private rear garden. One of the standout features of this property is the stunning open countryside views that can be enjoyed from various vantage points within the home.

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band C (Freehold)

ENTRANCE PORCH

having upvc double glazed front door and windows.



HALL

having staircase to First Floor Landing.

LOUNGE

16'7" x 10'11" (5.08m x 3.35m)

having two upvc double glazed windows to front, fireplace with feature beam over, central heating radiator, wood effect flooring, tv aerial point and upvc double glazed French doors opening onto south facing rear garden.





DINING/FAMILY ROOM

18'10" x 10'7" (5.76m x 3.24m)

having upvc double glazed window to front, feature fireplace with electric fire, tv aerial point, two central heating radiators and wood effect flooring. Square archway to Kitchen.







KITCHEN

14'9" x 11'0" (4.50m x 3.36m)

having an attractive range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in oven, hob with cooker hood over, space and plumbing for washing machine and slimline dishwasher, space for American style fridge freezer, ceramic tiled flooring, upvc double glazed window to rear and composite stable door to side.





FIRST FLOOR LANDING

8'11" x 6'5" (2.72m x 1.96m)

leading to

BEDROOM ONE

16'6" x 11'1" (5.03m x 3.39m)

having two dual aspect windows front and rear, built in clothes closet, central heating radiator and access to the roof space.



BEDROOM TWO

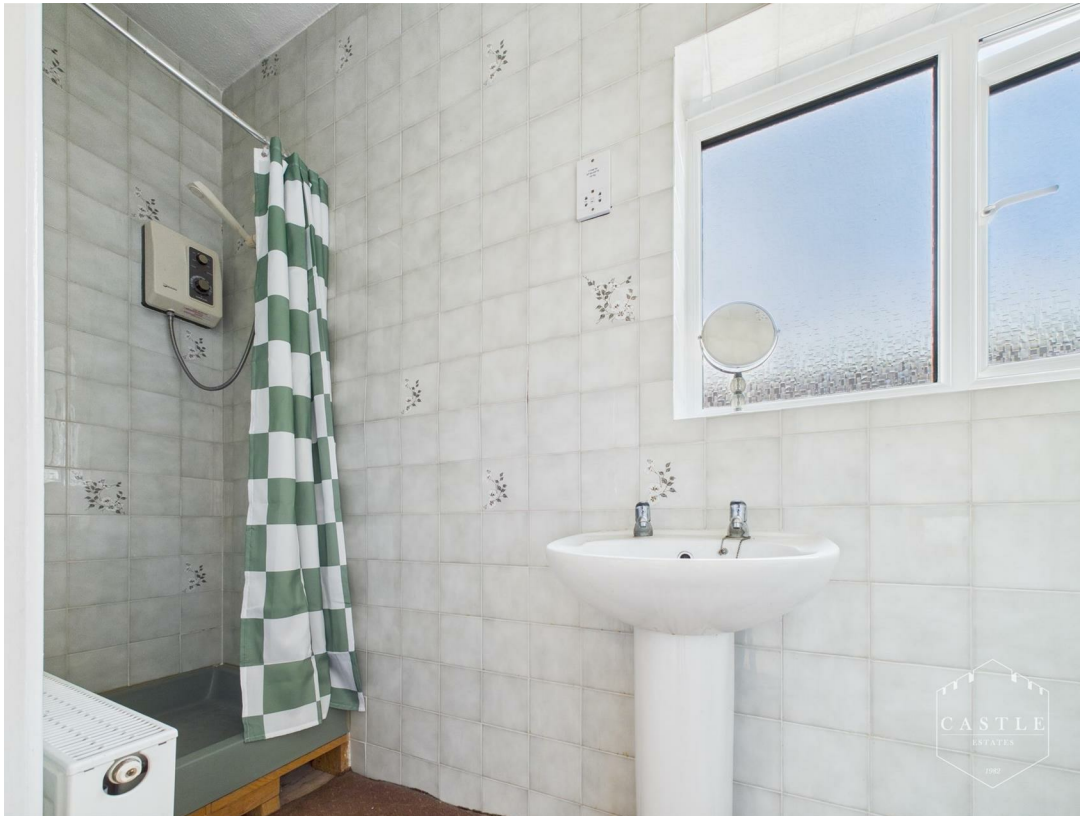
11'8" x 10'11" (3.56m x 3.34m)

having two upvc double glazed windows to rear and central heating radiator.



ENSUITE SHOWER ROOM

having shower area with electric shower over, low level w.c., pedestal wash hand basin, central heating radiator, ceramic tiled splashbacks and upvc double glazed window with obscure glass to side.



BEDROOM THREE

11'9" x 10'7" (3.60m x 3.23m)

having two upvc double glazed windows to front and central heating radiator.



BATHROOM

7'3" x 6'9" (2.23m x 2.06m)

having white suite including panelled bath with shower over and glass screen, low level w.c., pedestal wash hand basin, central heating radiator, heated towel rail, ceramic tiled splashbacks, upvc double glazed window with obscure glass to side, gas fired boiler for central heating and domestic hot water.



OUTSIDE

There is direct vehicular access over a good sized tarmac driveway with standing for numerous cars and steps up to front porch. Pedestrian access via gate to a sizeable and private south facing garden with patio area, lawn and mature shrubs. SUMMER HOUSE/OFFICE with power and air conditioning unit. STORAGE SHEDS. Open countryside views to front and rear.





AERIAL VIEW







FRONT ELEVATION

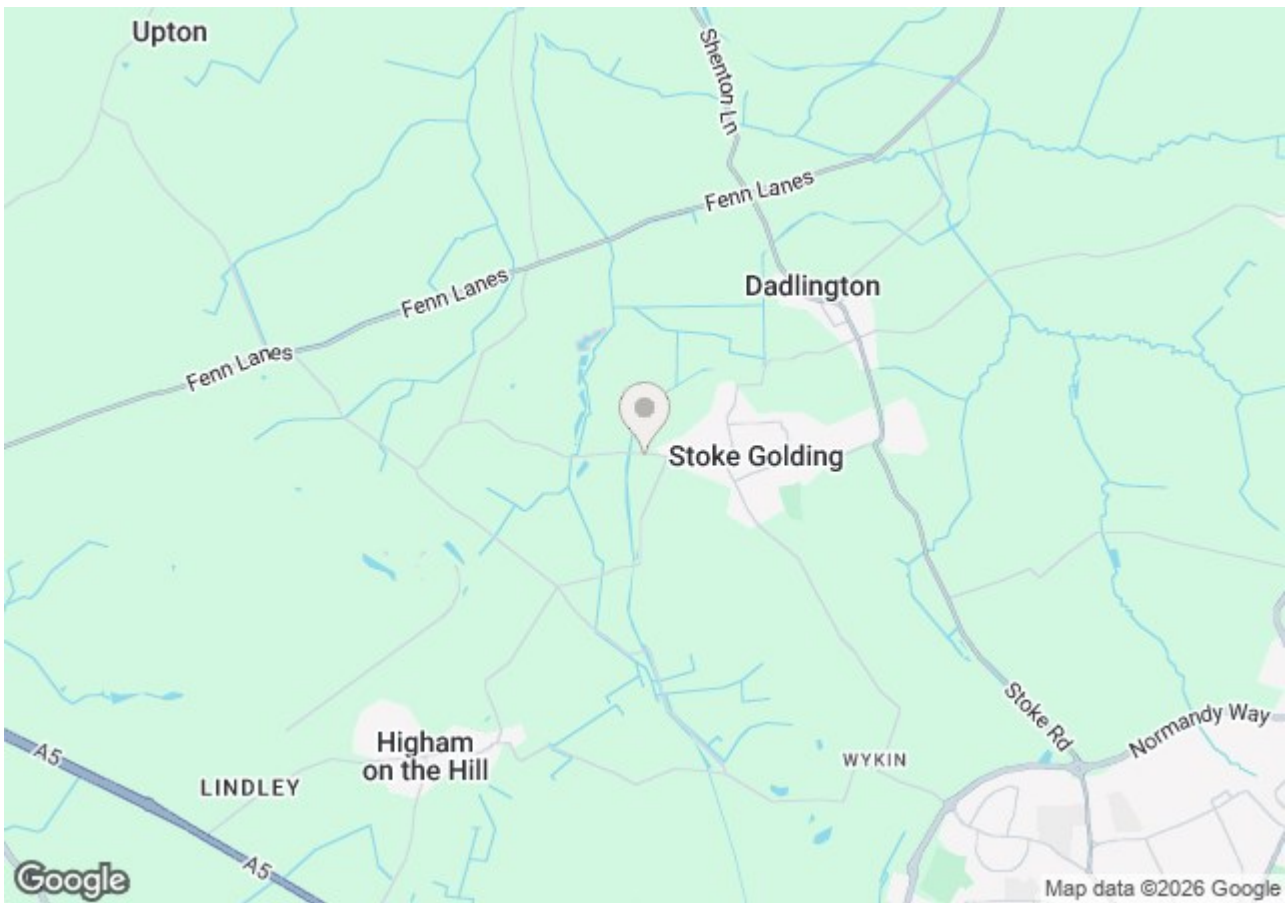


Energy Efficiency Rating

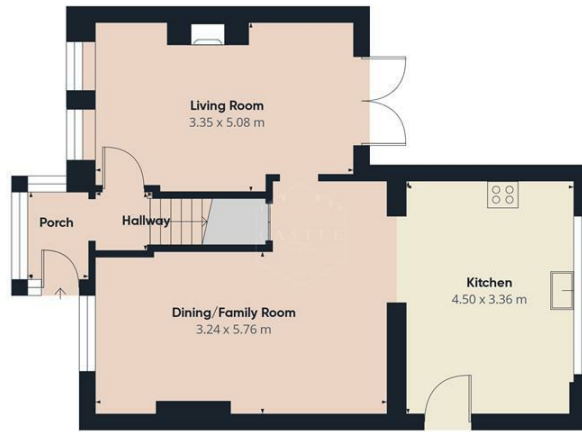
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
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Floor 0



Floor 1

Approximate total area⁽¹⁾
111.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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
