



34 Station Road, Nuneaton, CV13 6EZ
Offers In Excess Of £300,000 Freehold


MARTIN&CO

Station Road, Stoke Golding

3 Bedrooms, 2 Bathroom

Offers In Excess Of £300,000

- AVAILABLE WITH NO UPPER CHAIN!
- 3 Double Bedrooms & 2 Bathrooms
- Large Kitchen Diner with Integrated Appliances
- Single Garage & Allocated Parking
- Private Rear Garden
- Built 2005
- Countryside Views

AVAILABLE WITH NO UPPER CHAIN! Ask to see the video tour!

Built in 2005 in a country cottage style, this deceptively spacious 3 double bedroomed property has much to discover.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		



We enter the property at the front into a welcoming lounge with bay windows and a focal fireplace currently housing an electric fire plus stairs to the upper floors. An internal door to the rear leads to an expansive kitchen diner with an excellent range of light oak coloured wall and base units and a breakfast bar. Integrated appliances include fridge freezer, dishwasher, electric oven and gas hob with stainless steel extractor hood plus there is plumbing for a washing machine. There is a generous dining area, a built in store cupboard plus a useful downstairs WC and French doors that lead out into the rear garden.

On the first floor, to the rear of the property, is a very generous double bedroom with countryside views and Jack & Jill access to the bathroom, which has a bath and separate shower enclosure plus hand basin & WC. Bedroom 3, to the front of the property, is an L-shaped double bedroom, formerly 2 separate rooms, and also has access to the bathroom via the hallway. Stairs lead to the second floor where we find an impressive, spacious primary bedroom with built in wardrobes, a

nook ideal for a dressing table, views across open countryside and another generous ensuite, again with both bath and separate shower enclosure, hand basin & WC.

Outside the rear garden is extremely private, with 2 patio areas, central lawn and storage to the rear of the garages. There is gated access to the front of the property and also to the rear for access to the parking space and single garage, which has power and a side personnel door into the garden. The garage is accessed via a courtyard off the adjacent Crown Hill Close and there is an annual service charge of £145 to cover insurance, repairs and landscaping.

Ideally situated within the historic village of Stoke Golding renowned for its impressive grade 1 listed Saxon church, St. Margarets of Antioch and the 1485 rural coronation of Henry VII who defeated King Richard III in the Battle of Bosworth. Along with the nearby village of Dadlington, Stoke Golding offers a small number of pubs, clubs and restaurants. The

village is less than 4 miles by car to Hinckley town centre and railway station, with its links to Leicester, Birmingham and beyond. There is also easy access to an excellent road network and also a bus route to Nuneaton and Hinckley.

Stoke Golding has 2 good schools, St Margarets CofE Primary School is just a 6-minute walk away whilst St Martins Catholic School is less than a mile away and just a 5-minute drive away is Redmoor Academy secondary school in Hinckley.

As well as an abundance of open countryside on your doorstep, there are a number of other green open spaces and children's play areas nearby; the local village hall has playing fields and children's play facilities and there are a number of parks in nearby Hinckley. Just 5 miles away you will find Burbage Common and Woods - 200 acres of semi-natural woodland and unspoilt grassland.



LOUNGE 14' 0" x 11' 9" (4.29m x 3.6m) With focal fireplace housing an electric fire. uPVC double glazed lattice leaded bay windows to the front aspect and a further window to the side aspect.

KITCHEN/DINER 18' 6" x 13' 10" (5.66m x 4.23m) A large kitchen diner with an extensive range of light oak coloured wall and base units, complementing worktops and mosaic tiled splash backs plus a breakfast bar. Integrated appliances include fridge freezer, dishwasher, electric oven and gas hob with stainless steel extractor hood. Plumbing for a washing machine. Generous dining area. Large walk in storage cupboard. Amtico flooring. uPVC double glazed French doors and windows to the rear aspect.

DOWNSTAIRS WC 6' 3" x 2' 11" (1.93m x 0.89m) A useful ground floor WC with hand basin and low level WC. Amtico flooring.

BEDROOM 2 13' 11" x 11' 1" (4.26m x 3.4m) Generous double bedroom with ensuite and views across open countryside to the rear.

BATHROOM 8' 4" x 7' 7" (2.55m x 2.32m) A large Jack & Jill ensuite bathroom with access from both Bedroom 2 and the landing. With separate shower enclosure, bath, low level WC and hand basin. Shaver socket.

BEDROOM 3 14' 0" x 10' 8" (4.29m x 3.26m) L shaped double bedroom with 2 uPVC double glazed lattice leaded windows to the front aspect.

BEDROOM 1 22' 9" x 14' 0" (6.95m x 4.28m) A large second floor double bedroom with ensuite bathroom, built in wardrobes and views across open countryside to the rear.

ENSUITE 8' 3" x 7' 6" (2.53m x 2.31m) A spacious ensuite with separate shower enclosure, bath, hand basin and low level WC. Shaver socket.

GARAGE 17' 10" x 8' 3" (5.44m x 2.52m) A detached single garage located in a courtyard to the rear of the property accessed via the adjacent Crown Hill Close. With power, up and over main door and side personnel door into the rear garden.



PARKING 18' 0" x 8' 4" (5.5m x 2.55m) Allocated parking for one vehicle in front of the garage.

REAR GARDEN 50' 10" x 18' 4" (15.5m x 5.6m) A lovely rear garden with 2 separate patio areas and central lawn. Gated side access to both the front and also the rear parking area. Includes a storage area behind 3 garages.







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Approximate Gross Internal Area = 110.33 sq m / 1187.58 sq ft

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