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MarketMakers.

# Station Road
# Stoke Golding

- Beautifully presented five-bedroom home
- Magnificent Georgian façade
- Neptune kitchen with premium appliances
- Exceptional orangery with bi-fold doors
- Minton tiled flooring and sash windows
- Five generous bedrooms
- Beautifully manicured formal gardens
- Two separate driveways and ample parking
- EPC exempt / Council Tax Band F / Freehold

Alexanders are privileged with the instruction to market arguably one of the finest period homes in Stoke Golding and the surrounding area. The Limes occupies an enviable position in the heart of this popular Leicestershire village, close to local amenities, the Ashby Canal and surrounding countryside. Boasting a magnificent Georgian façade and retaining a wealth of original features, this exceptional Grade II listed residence extends to approximately 3,168 square feet over three floors, offering beautifully appointed accommodation blending period character with contemporary living.

The accommodation flows from an impressive entrance hall and comprises three elegant reception rooms, an open-plan kitchen/living room leading to an exceptional orangery, utility room and WC, together with a cleverly positioned basement home office. The first and second floors provide five immaculately presented bedrooms and two bathrooms. Period features include Minton tiled flooring, panelled walls, sash windows with window seats and shutters, picture rails, ceiling cornicing and attractive fireplaces. The kitchen features Neptune cabinetry, polished Silestone worktops, Rangemaster and Neff appliances, whilst the orangery benefits from Karndean flooring, underfloor heating and bi-fold doors.

The property occupies a generous plot of approximately 0.3 of an acre, approached via beautifully manicured front gardens with privet hedging, established borders and a charming seating terrace. The private formal gardens include a generous terrace adjoining the house, low box hedging with topiary, sweeping lawns and well-stocked flower and herbaceous borders. Two separate driveways provide access to the property, with ample parking to the side and rear, a single garage and an electric vehicle charging point.

## Location:
This period home enjoys an enviable village position, close to the Ashby Canal, beautiful countryside and Bosworth Battlefield, with excellent access to Hinckley, Nuneaton, the M69, M1 and Leicester. Stoke Golding offers a superb community with a range of amenities including popular schools, public houses, an Indian restaurant, a village shop and hair salon. Historic Market Bosworth is approximately five miles away, offering independent shops, pubs, eateries and a popular monthly farmers' market. The area is renowned for its schooling, including The Dixie Grammar School, with Twycross House and Repton School also within convenient travelling distance.

## Method of Sale:
The property is offered for sale by Private Treaty.

## Measurements:
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

## Tenure:
The property is being sold freehold with vacant possession upon completion.

## Local Authority:
Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band F.

## Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

## Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.

## Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

## Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

## Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

## Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

## General Note:
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

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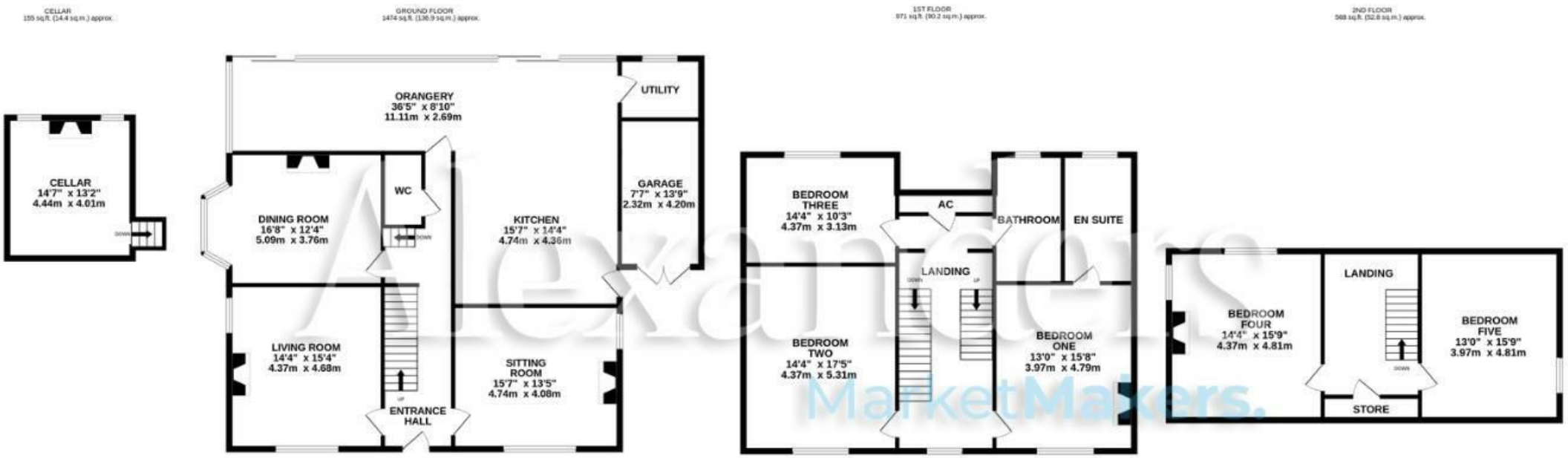


TOTAL FLOOR AREA : 3168 sq.ft. (294.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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