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Ridgeway
Stoke Golding

- Modern four bedroom family home
- Bright open-plan living/kitchen
- Sitting room with wood-burning stove
- Four well-proportioned bedrooms
- Main with vaulted ceiling and en suite
- Landscaped front and rear gardens
- Paved patio perfect for outdoor dining
- Peaceful Stoke Golding village location
- EPC Rating B / Council Tax Band E / Freehold

Built in 2017 by Morris Homes, this four bedroom property combines contemporary design with traditional touches. The interiors are bright and spacious, enhanced by an open-plan living/kitchen and a sitting room centred around a wood-burning stove. Thoughtful styling throughout creates a comfortable and modern home.

The upper floor continues the sense of space, with a main bedroom featuring a vaulted ceiling and en suite, alongside three further well-proportioned bedrooms served by a family bathroom. The layout provides flexibility and generous accommodation across both floors.

Externally, landscaped gardens front and rear complement the property, with a paved patio, driveway for two vehicles, and integral garage with power and lighting. Situated in Stoke Golding, the home enjoys a peaceful village setting with local amenities, while road and rail links offer easy connections to surrounding towns and cities.













General Description:
This beautifully presented four bedroom property was constructed by Morris Homes in 2017 and still benefits from the remainder of its NHBC warranty. The interiors are bright and modern, offering spacious accommodation throughout. Key features include an open-plan living/kitchen, a sitting room with a wood-burning stove, and four generously sized bedrooms.

Accommodation:
The ground floor has been tastefully styled and enhanced by the creation of an open-plan living kitchen to the rear, with a separate utility room. The sitting room features a bay window and is centred around a wood-burning stove, adding a traditional focal point. A guest cloakroom completes the ground-floor layout.

Upstairs, the main bedroom benefits from an impressive vaulted ceiling, creating a wonderful sense of space and light, along with its own en-suite shower room. Three further bedrooms are served by a well-appointed family bathroom, providing versatile and comfortable accommodation for modern living.

Gardens and land:
Externally, the property features landscaped gardens to the front and rear, along with driveway parking for two vehicles and an integral garage with power and lighting. The rear garden is predominantly laid to lawn with established borders, while a paved patio off the kitchen provides a perfect setting for al fresco dining and entertaining.

Location:
Situated in the sought-after village of Stoke Golding, the property enjoys a charming rural setting with excellent convenience. The village offers local amenities including shops, pubs, and a well-regarded primary school, with further facilities in nearby Hinckley and Market Bosworth. Commuters benefit from easy access to the A5, M69, M1, and M6, while Hinckley railway station provides direct services to Leicester and Birmingham.

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 E.

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.


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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.

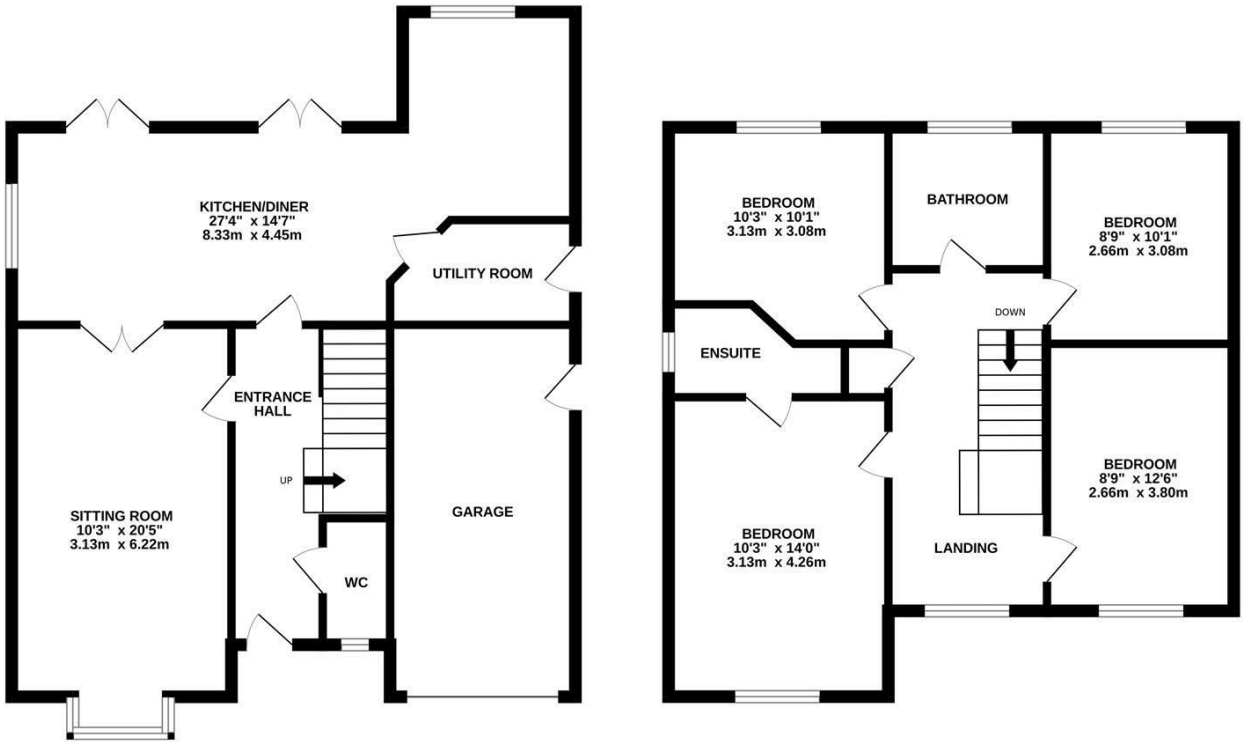
Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

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.

GROUND FLOOR
833 sq.ft. (77.4 sq.m.) approx.

1ST FLOOR
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 1470 sq.ft. (136.6 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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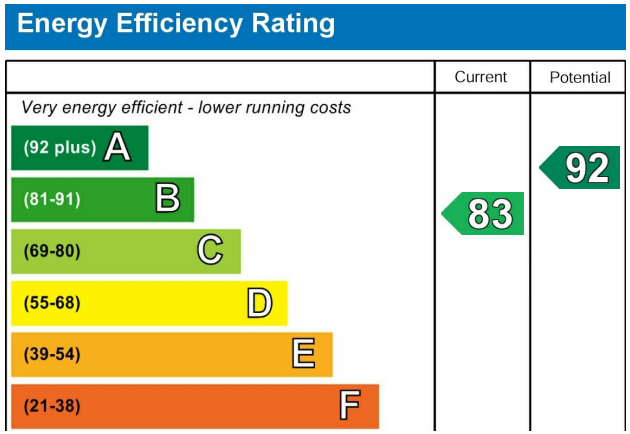





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