



31 Andrew Close, Stoke Golding , CV13 6EL
£400,000 Freehold



Andrew Close, Stoke Golding

4 Bedrooms, 1 Bathroom

£400,000

- FOUR BEDROOM DETACHED HOUSE
- CORNER PLOT WITH SURROUNDING GARDENS
- GOOD SIZED KITCHEN/DINER
- LARGE LOUNGE WITH ACCESS TO SIDE GARDEN
- FOUR BEDROOMS
- FAMILY BATHROOM AND DOWNSTAIRS

A FOUR BEDROOM DETACHED HOME IN STOKE GOLDING.

Comprising entrance hallway, downstairs WC, kitchen/diner, lounge, first floor four bedrooms and family bathroom. Gardens and garage. Gas central heating and double glazed. VIEWING ADVISED!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALLWAY AND WC Enter the home and into the hallway. Carpeted stairs to the front of you, with access provided to the lounge and kitchen/diner. Downstairs WC, and storage under the stairs with the modern boiler.

LOUNGE 12' 0" x 20' 10" (3.68m x 6.37m) A good sized lounge with double doors from the hallway, and a sliding patio door to the side garden. The room benefits from having a uPVC double glazed window.

KITCHEN AREA 12' 8" x 9' 0" (3.87m x 2.75m) Accessed from the hallway and having a doorway to the side of the home, this kitchen has wooden front wall and base units and granite effect worksurfaces. Tiled floor and walls.

DINING AREA 12' 8" x 9' 0" (3.87m x 2.75m) Benefitting from having a bay window this room has a carpeted floor and is heated via gas central heating.

FIRST FLOOR LANDING Providing access to all bedrooms and the family bathroom. Loft hatch, and a storage cupboard.

DOUBLE BEDROOM 9' 0" x 9' 9" (2.76m x 2.99m) Having built in wardrobes and a carpeted floor. uPVC double glazed window.

DOUBLE BEDROOM 9' 6" x 8' 2" (2.91m x 2.50m) Having built in wardrobes, wallpapered walls and a carpeted floor. uPVC double glazed window.

DOUBLE BEDROOM 11' 10" x 10' 0" (3.63m x 3.05m) This double bedroom has built in bedside tables and a carpeted floor. uPVC double glazed window.

SINGLE BEDROOM 7' 6" x 8' 7" (2.29m x 2.64m) Single bedroom having a carpeted floor and uPVC double glazed window. Radiator.

FAMILY BATHROOM Having a white suite comprising bath (with shower over), sink and WC.

OUTSIDE Benefitting from being located on a corner plot, the gardens extended at the front, with another side paved garden accessed from the lounge. There is a brick built single garage and off-road parking.





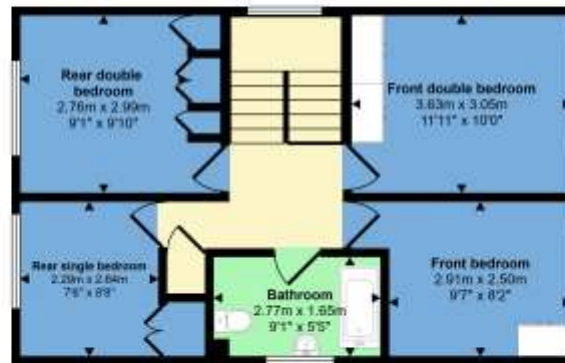


Approx Gross Internal Area
166 sq m / 1141 sq ft



Ground Floor

Approx 54 sq m / 578 sq ft



First Floor

Approx 52 sq m / 562 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snazzy 360.

Martin & Co Hinckley

99-109 Castle Street • • Hinckley • LE10 1DA

T: 01455 636349 • E: hinckley@martinco.com

01455 636349

<http://www.martinco.com>



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