



42 CONVENT DRIVE, STOKE GOLDING, CV13 6JF

ASKING PRICE £250,000

Extended and refurbished 2014 Mar City Elgin design, semi detached house with open aspect to rear. Sought after a convenient cul-de-sac location with surrounding open countryside, within walking distance of the village centre, including a shop, schools, doctors surgery, public houses, Ashby canal and good access to major road links. Well presented, energy efficient with a range of good quality fixtures and fittings, including oak panel interior doors, spindle balustrades, wooden flooring, refitted kitchen, spotlights, gas central heating and UVPC SUDG. Offers canopy porch, extended open plan living dining kitchen, utility room. Two double bedrooms main with ensuite shower room and bathroom. Driveway to side. Front and good sized, hard landscaped sunny rear garden. Viewing recommended. Carpets, blinds and light fittings included.



TENURE

Freehold

Council Tax B

ACCOMMODATION

Open pitched and tiled canopy porch with outside lighting. Attractive sage green composite panelled UPVC SUDG front door. Leading to

EXTENDED OPEN PLAN LIVING/DINING KITCHEN

12'7" x 37'8" (3.85 x 11.49)

The fitted kitchen area to the front, refitted with a fashionable range of cream wood grain fitted kitchen units with soft closed doors. Consisting inset one and a half bowl, white ceramic sink unit, chrome mixer taps and shower attachment above. Double base unit beneath. Further range of floor mounted cupboard units including a 3 drawer pan drawer and a magic corner. Solid oak working surfaces above with inset four ring induction hob unit. with a black chimney extractor above. Matching up stands for the matching range of wall mounted cupboard units, one concealing the gas condensing boiler for central heating and domestic water. Further integrated appliances including a single fan assisted oven with a grill, a larder fridge and freezer and a integrated dishwasher. There is also a matching breakfast bar, oak finished laminate wood strip flooring, radiator, inset ceiling spotlights, extractor fan, digital thermostat for central heating system. Stairway to first floor with black spindle balustrades. All power points and light switches on the ground floor are in chrome. From the kitchen leads into the



OPEN PLAN LIVING/DINING AREA

With oak finished laminate wood strip flooring with two radiators, one is a fashionable white vertical radiator, TV and telephone points including broadband. Inset ceiling lights.. There is also a UPVC ceiling lantern. Useful under stairs storage cupboard housing the consumer unit, cream UPVC SUDG Bi-Folding doors leading to the rear garden. Oak panel interior door to



UTILITY ROOM

3'0" x 6'0" (0.92 x 1.83)

With built in working surface, plumbing for automatic washing machine, inset ceiling spotlights. (The room used to be a separate WC, the plumbing is still there).

FIRST FLOOR LANDING

With spindle balustrades.

BEDROOM ONE TO FRONT

9'1" x 9'11" (2.79 x 3.03)

With grey oak laminate wood strip flooring, radiator, built in wardrobe over the stairs. Loft access, the loft is boarded, with lighting, door to



ENSUITE SHOWER ROOM

5'3" x 6'0" (1.62 x 1.85)

With white suite consisting fully tiled shower cubicle with glazed shower doors, rain shower above. Wall mounted sink, low level WC. Inset ceiling spotlights, extractor fan, chrome heated towel rail, vinyl tile flooring.



BEDROOM TWO REAR

12'7" x 6'11" (3.86 x 2.13)

With radiator.



BATHROOM

6'5" x 6'0" (1.96 x 1.84)

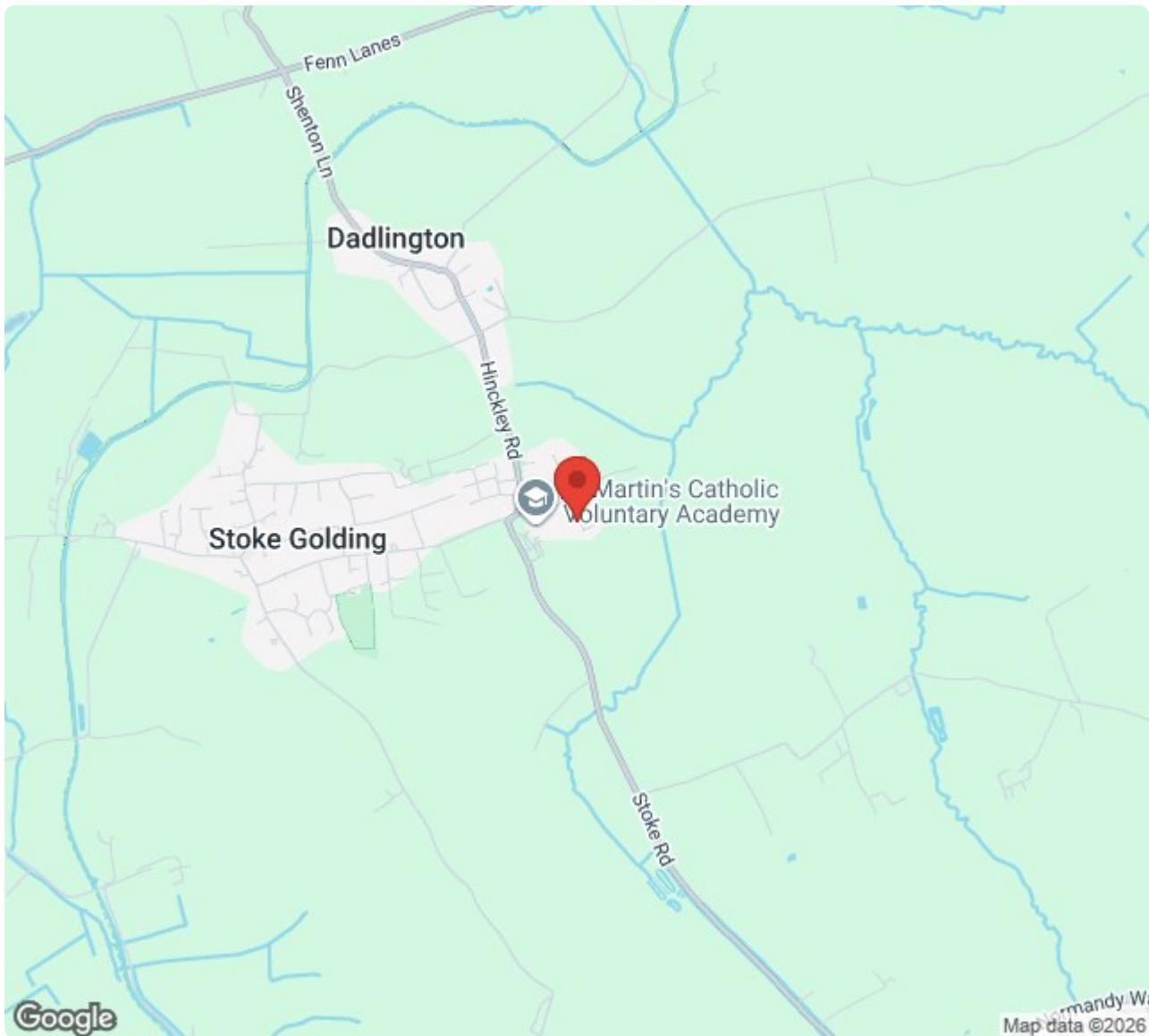
With white suite consisting of a panelled bath, mixer tap and shower attachment above, glazed shower screen side. Wall mounted sink unit, low level WC, contrasting tiled surrounds. Vinyl tiled flooring, chrome heated towel rail, inset ceiling spotlights and extractor fan.



OUTSIDE

The property is nicely situated in a cul-de-sac set back from the road, the front garden is principally laid to lawn with surrounding beds. There is a double length tarmacadam driveway leading down the side of the property. There is also an outside tap to the front of the house. A timber gate offers access to the fully fenced enclosed rear garden which has been hard landscaped, having a full width slabbed path adjacent to the rear of the property. Beyond which the garden is in astroturf with surrounding beds and a further full width timber decking path to the top of the garden. The garden has a sunny aspect and open aspect to the rear.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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