



97 Hinckley Road, Stoke Golding, CV13 6ED
£499,500

wards
Residential



Freehold

A fantastic opportunity to acquire a fully refurbished four-bedroom detached home, set on a desirable plot in the highly sought-after village of Stoke Golding. Presented in move-in ready condition, the property has been finished throughout in a fresh, neutral style.

Externally, the property and garage have been newly rendered, while the roof has been professionally cleaned and repointed. The home also benefits from all new agate grey double-glazed windows, enhancing both its appearance and energy efficiency. Internally, all walls have been reboarded and plastered to a high standard.

The property further benefits from a newly installed gas supply, a modern Hive-controlled boiler, and a complete central heating system with new radiators. In addition, the electrics have been fully upgraded, including a new consumer unit, ensuring a contemporary and efficient living environment.

Open Plan Kitchen/Living Area

10.98 x 3.46 Metres

A stylish, contemporary kitchen finished in deep green, featuring premium fittings including a Quooker boiling water tap and elegant white veined quartz worktops. Integrated appliances comprise a dishwasher, washing machine, fridge-freezer, oven, and a built-in microwave with concealed extractor hood, complemented by internal waste bins for a streamlined look. The space benefits from patio doors opening onto the rear terrace, while also flowing seamlessly into the living area, where a striking vaulted ceiling enhances the sense of space and draws light from the front aspect. Throughout, brushed brass sockets and switch plates provide a refined finishing touch along with Herringbone LVT Flooring.



Bedroom 1

4.14 x 3.05 Metres

Bright and spacious master bedroom with French doors to the rear patio. Continuing the Herringbone LVT Flooring and brass finishes through from the living area.

Bathroom

2.68 x 2.25 Metres

The downstairs bathroom is finished to a high standard with full tiling throughout, featuring a separate 900 x 900 Triton shower enclosure alongside a freestanding bath with elegant wall-mounted taps. An illuminated niche adds both style and practicality over the bath and within the shower area, while a mirror cabinet with integrated toothbrush and shaver charging point is also included. All fittings are beautifully complemented by a brushed brass finish for a cohesive, luxurious look.

Bedroom 2

3.05 x 2.56 Metres

Good sized second bedroom on the ground floor of the property. UPVC double glazed window to the front elevation also continuing the Herringbone LVT Flooring and brass finishes through from the living area.





Upstairs

Upstairs offers two well-proportioned bedrooms along with a contemporary three-piece bathroom, comprising a bath with shower over, wash basin, and WC. A useful additional space is accessed from the bathroom, housing the new boiler and providing extra storage.



Outside

The property is approached via a large, beautifully landscaped driveway providing ample off-road parking, with access to the garage and adjoining lawn area. The exterior is enhanced by newly installed lighting, including features around the driveway and ten additional lights that elegantly illuminate the property. To the rear, a generous 50 sqm patio laid with porcelain tiles offers an ideal space for outdoor entertaining, complemented by a lawned garden bordered with attractive planted beds.

Garage

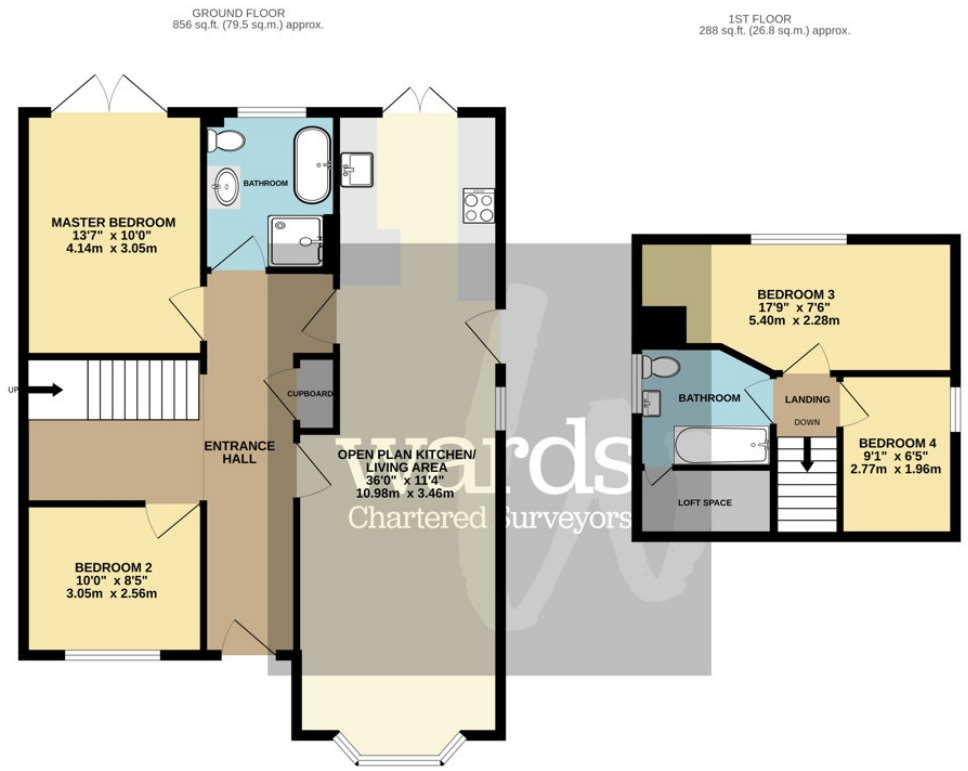
A detached brick-built garage, recently rendered to match the main property, featuring an up-and-over door, power supply, and a convenient side access leading to the rear garden.



EPC Rating - C (73)

Council Tax Band - D

Call 01455 251771 to make an appointment to view this property



TOTAL FLOOR AREA: 1144 sq.ft. (106.3 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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