



MAIN STREET, GOADBY MARWOOD

Asking Price Of £695,000

Four Bedrooms

Freehold



IRONSTONE COTTAGE

DOWNSTAIRS WC

SOUTH FACING GARDEN

VILLAGE LOCATION

DRIVEWAY AND DOUBLECARPORT

THREE RECEPTION ROOMS

25' GARDEN CABIN

GOOD COMMUTER LINKS

COUNCIL TAX BAND F

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Beautifully presented, four bedroom Ironstone cottage occupying a generous plot with open countryside views in the much sought after village of Goadby Marwood. Situated on the edge of the Vale of Belvoir offering good commuter links to Melton Mowbray, Leicester and Grantham, which has the mainline to London's Kings Cross. Waltham on the Wolds is just two miles away and offers a primary school, post office, doctors surgery and a public house.



The accommodation on offer comprises; entrance hall, home office, cloakroom/utility room, lounge, open-plan kitchen diner, snug and garden room. Four bedrooms and a four piece family bathroom. Outside the property enjoys a generous plot with ample off road parking, double carport, garden bar room, large wood cabin and gardens with open views across the countryside.

ENTRANCE HALL Storm porch to the front door, into the hall having a quarry tiled floor, under stairs storage cupboard and oak doors to the cloakroom/utility and the lounge.

CLOAKROOM/ UTILITY ROOM 5' 11" x 8' 9" (1.82m x 2.68m)
Comprising of a low flush WC and wash hand basin, work surface with space and plumbing for a washing machine and tumble dryer. Under stairs storage cupboard, obscure glazed window for privacy, radiator and vinyl flooring.

LOUNGE 13' 0" x 15' 8" (3.98m x 4.78m) Having two windows flanking the chimney breast which has an exposed brick fireplace inset with a log burner making a cosy focal point. Central pendant and wall lights, radiator, Oak beamed ceiling and soft carpet flooring. Oak door giving access to the staircase.

OFFICE/SITTING ROOM 10' 0" x 9' 4" (3.06m x 2.85m) This versatile space could have many uses, having window to the side aspect, radiator, in-built storage cupboard and carpet flooring.

SNUG 9' 4" x 10' 5" (2.85m x 3.2m) Being open-plan to the kitchen making a great space to relax with the family, having dual aspect windows with fitted blinds allowing plenty of natural light. Oak beamed ceiling, radiator and a quarry tiled floor.

KITCHEN/DINER 17' 6" x 18' 10" (5.35m x 5.75m) A great space for the family to enjoy, having ample room for a large dining table. The kitchen has been fitted with a range of sleek, modern base and drawer units topped with work surfaces, breakfast bar, Blanco sink and drainer unit, integrated wine chiller, space and plumbing for a dish washer. Chimney breast housing an oil fired Heritage Compact Duette range cooker which also heats the water and heating. Two windows flank the chimney breast, opening through to the garden room, oak beamed ceiling, radiator and flagstone flooring.

GARDEN ROOM 12' 9" x 11' 9" (3.90m x 3.60m) A great addition to the property built in 2017 this light and airy room really brings the garden inside the home and allows all year round enjoyment of the gardens and views. Having bi-fold doors, opening the space up to the garden, radiator for all year round enjoyment and tiled flooring for easy maintenance.

LANDING Taking the stairs from a door in the lounge to the first floor landing having a built-in airing cupboard, door to eaves storage area and oak doors off to;

BEDROOM ONE 12' 11" x 13' 2" (3.96m x 4.02m) Chimney breast with original, antique cast iron fireplace flanked by windows each side, radiator and soft carpet flooring.

BEDROOM TWO 15' 4" x 8' 3" (4.68m x 2.54m) Having a window to the rear with open views of the countryside, radiator and soft carpet flooring. Large built-in wardrobe which could be converted into an ensuite shower room.

BEDROOM THREE 10' 5" x 7' 2" (3.82m x 2.19m) Having a window to the rear with open countryside views, radiator and varnished floorboards.

BEDROOM FOUR 9' 4" x 8' 0" (2.86m x 2.44m) Having a window to the side aspect, radiator and varnished floorboards.

BATHROOM 8' 0" x 9' 0" (2.45m x 2.75m) Comprising of a shower cubicle, free standing roll top bath with shower attachment, pedestal wash hand basin and a close coupled WC. Window with fitted blind to the side aspect, heated towel rail, radiator, LED lighting and laminate wood flooring.

FRONT ASPECT Generous gravelled driveway bordered with post and rail fencing, EV charger, electric points, double gates to the gardens and access to the oak carport.

CARPORT Oak framed double carport for two vehicles with courtesy lighting to the front.

REAR GARDEN Having an extensive gravelled seating area adjacent to the house, garden tap and electric points with courtesy lighting. Brick built garden 'bar' room and pergola seating area creates great seating spaces sunny BBQ entertaining. Brick built garden pond, mature shrub beds and a formal lawn leading to the wood cabin and decked seating area with open countryside beyond a post and rail fence.

GARDEN BAR 12' 7" x 7' 10" (3.85m x 2.39m) Having a window and French doors to the gravel seating area, TV aerial point, power and lighting. This would also make a great home office or craft room.

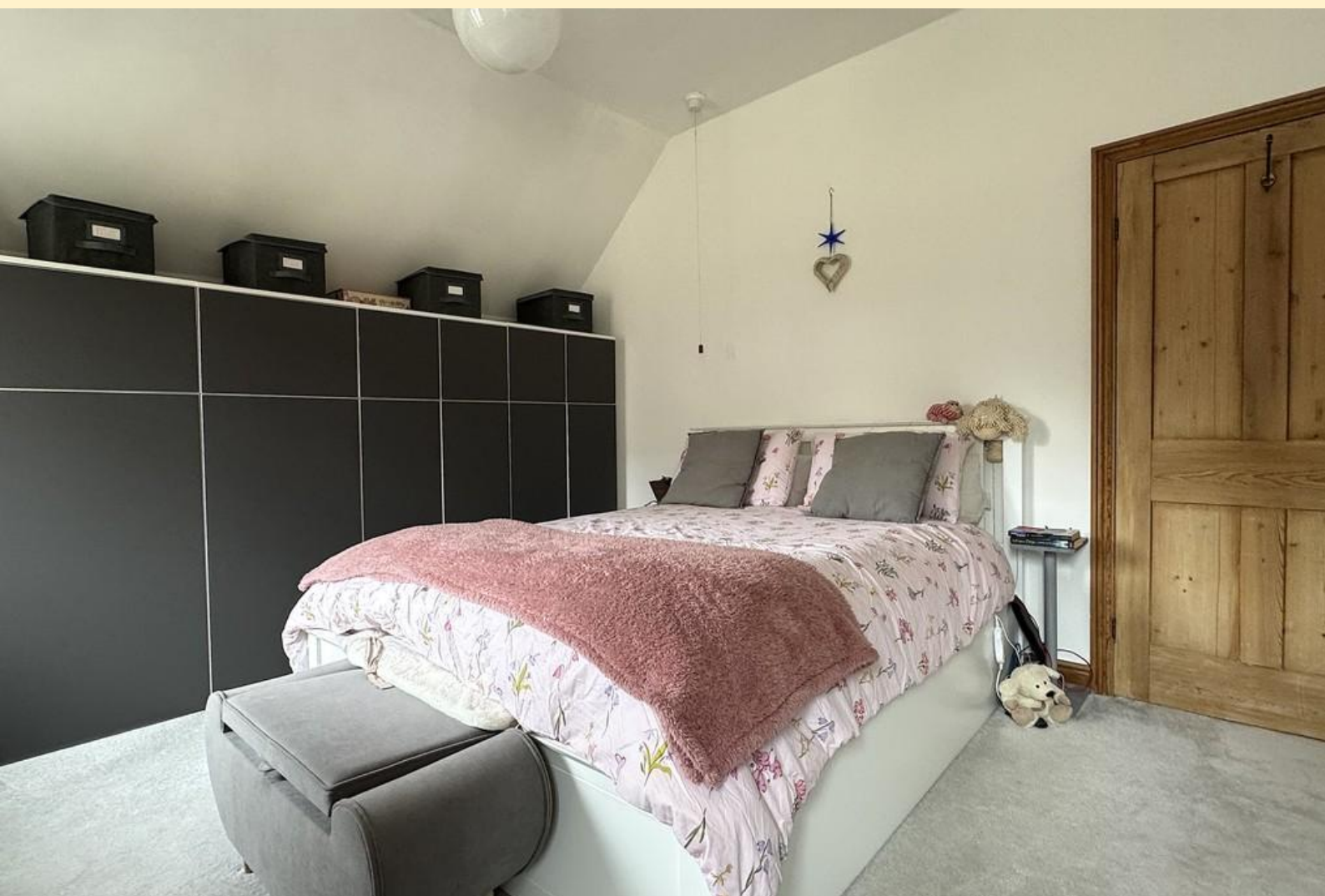
WOOD CABIN 25' 6" x 9' 1" (7.78m x 2.78m) A fabulous space which could be utilised in a number of ways, having power, lighting and a TV point.

AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

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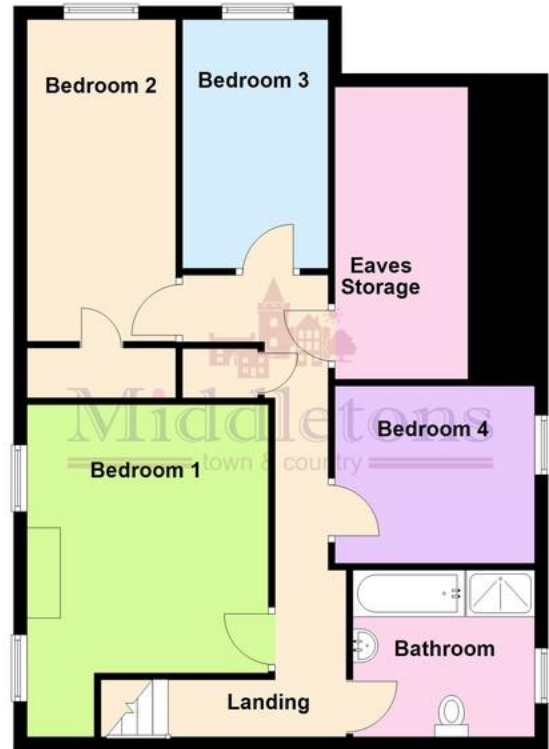




Ground Floor



First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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THE PROPERTY OMBUDSMAN

Approved Redress Scheme

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