

# Stamford Road Marholm

Hurfords



- Beautiful character cottage
- Sought-after village
- Wealth of period features
- Exposed beams & inglenook fireplaces
- Two bedrooms - one en-suite
- Two reception rooms - Utility room
- Family bathroom & a downstairs shower room
- Driveway & garaging
- Established landscaped rear gardens & patio
- Detached double garage



## The Property

A beautiful example of a Grade II Listed stone-built character cottage, set nestled within the highly desirable village of Marholm. The property has been tastefully decorated and well maintained by the current owners, to create a wonderful family home briefly comprising; entrance hall, dining room, living room, breakfast kitchen, utility, shower room. On the first floor there is a family bathroom and two double bedrooms, one with en-suite facilities.

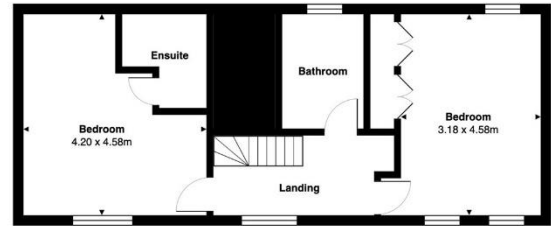
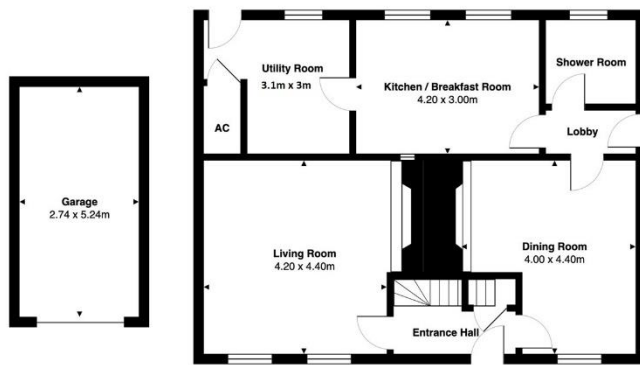
The property is accessed to the front aspect into an entrance hall, with stairs to first floor and access to the reception rooms, the living room on the left with exposed beams and a beautiful inglenook fireplace. The dining room situated on the right, also with exposed beam work and a feature inglenook fireplace.

To the rear of the dining room there is access through to an inner lobby, an external door to the gardens, a door into the shower room and access to the kitchen situated to the rear aspect. The kitchen is fitted with a range of base and wall units in a shaker style, with butler sink, integrated appliances and space for dining. From the kitchen there is access into a good sized utility room which has additional storage/airing cupboard and an external door leading onto the gardens.

On the first floor a landing gives access to a family bathroom and two light and spacious double bedrooms, one with en-suite facilities and the second with full length fitted wardrobes.



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## Outside

There is a well-manicured front garden with mature hedge borders. A driveway to the side leads to garaging and the stunning rear gardens which have been beautifully landscaped and well maintained, featuring an array of shrubs and plant beds and borders, with a patio/seating area, a sun terrace area and lawns bordered by timber fencing and mature hedging, providing a high degree of privacy. There is also a garden shed at the end of the garden.

EPC Rating: Exempt  
Tenure: Freehold





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