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Maydencroft Lane, Hitchin

# BELVOIR!



**Guide price £375,000**



## Key Features

- Charming period cottage
- Sought-after Gosmore village
- Sitting room with fireplace
- Character features throughout
- Countryside walks on your doorstep
- Easy access to Hitchin
- EPC rating - D
- Freehold





Nestled in the picturesque village of Gosmore, just a stone's throw from Hitchin, this quaint and charming character cottage offers a delightful retreat for those seeking a blend of rural tranquillity and modern convenience. The property boasts a warm and inviting living room, featuring an open brick fireplace elegantly set beneath an oak mantle, perfect for cosy evenings in.

The heart of the home is undoubtedly the hand-painted 'Country' kitchen, which showcases exquisite quarry tile flooring and a stable door that opens directly into the beautifully stocked cottage garden. This outdoor space is a true gem, providing a serene environment for relaxation or entertaining, and includes a charming brick studio or office, ideal for those who work from home or wish to pursue creative endeavours.

Surrounded by the stunning Hertfordshire countryside, residents can enjoy leisurely walks through scenic landscapes, as well as the convenience of local pubs that offer a taste of village life. This property is not just a house; it is a home filled with character and warmth, waiting for its new owners to create lasting memories. Whether you are a first-time buyer or looking to downsize, this cottage presents a unique opportunity to embrace a peaceful lifestyle in a vibrant community.

## GROUND FLOOR

### Entrance

Via solid timber front door into:

### Living Room 3.65m x 3.25m (12'0" x 10'8")

Double glazed window to front aspect. Smooth skimmed ceiling with recessed downlighting. Feature brick fireplace with tiled hearth and oak mantle. Radiator. Door to:

### Kitchen 3.25m x 3.10m (10'8" x 10'2")

Double glazed window to rear aspect and stable door to garden. Smooth skimmed ceiling with recessed downlighting. Fitted with a hand painted range of cabinets providing storage with solid oak work-surfaces. 'Butler' sink with chrome mixer tap. Stainless steel built-under single oven and four ring ceramic hob inset to work-surface with stainless steel chimney hood extractor over. Space and plumbing for compact washing machine or dishwasher. Space for fridge freezer. Quarry tile flooring. Radiator. Stairs rising to first floor.

### WC

Window to rear aspect. Suite comprising hand wash basin and low level flush WC. Wall mounted gas central heating 'Combi' boiler.

## FIRST FLOOR

### Landing

Doors to bedrooms.

### Bedroom One 3.75m x 2.75m (12'4" x 9'0")

Double glazed window to front aspect. Smooth skimmed ceiling with recessed downlighting. Double built-in wardrobes. Exposed original floorboards. Radiator.

### En-suite

Window to front aspect. Vaulted ceiling with exposed beams. Suite comprising panel enclosed bath with chrome mixer tap and shower over and glass shower screen. Hand wash basin. Chrome towel radiator.

### Bedroom Two 2.50m x 1.75m (8'2" x 5'8")

(Measurements excluding door recess) Double glazed window to rear aspect. Smooth skimmed ceiling with recessed downlighting. Storage cupboard. Exposed original floorboards. Radiator.









## EXTERIOR

### Studio/Outbuilding 2.85m x 2.80m (9'5" x 9'2")

Two Velux skylights. Mezzanine level currently used for storage. Feature exposed brick wall. Power, lighting and TV point.

### Garden

Well stocked and beautifully maintained 'cottage garden'. Shared path leading to studio.

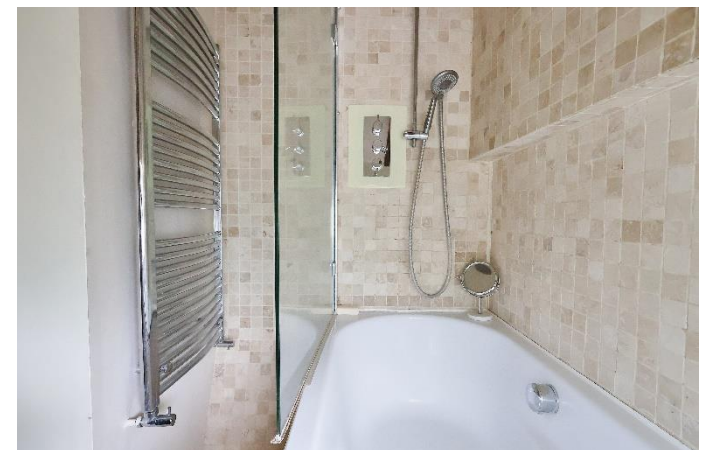
## PROPERTY INFORMATION

Council Tax - Band D

EPC Rating - D

## DISCLAIMER

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings and/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



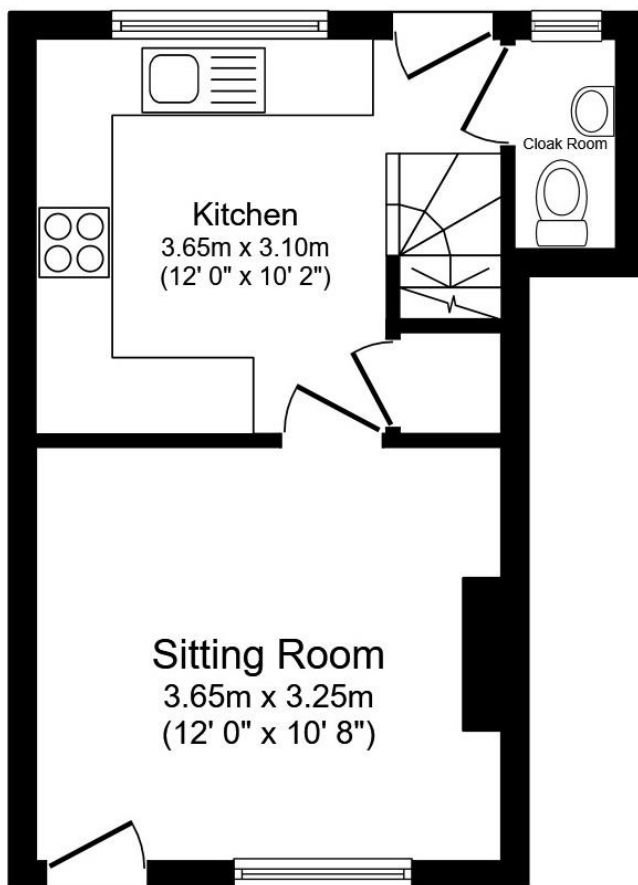












### Ground Floor

Floor area 25.0 sq.m. (269 sq.ft.)



### First Floor

Floor area 25.5 sq.m. (274 sq.ft.)

Total floor area: 50.5 sq.m. (543 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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