



Main Street, Goadby Marwood

A charming stone-built period property located in the picturesque village of Goadby Marwood, this three-bedroom home blends traditional character with modern comforts.

FEATURES

- Stone-built Victorian home with three bedrooms
- Sitting room with log burner
- Kitchen with AGA-style Stanley cooker and Victorian tiling
- Principal bedroom with walk-in wardrobe
- Larger-than-average south-facing garden with patio and decking
- Double car port and workshop
- NO CHAIN





ACCOMMODATION

The ground floor accommodation includes a welcoming sitting room with log burner and wooden flooring, a dining room with period detailing, a kitchen fitted with an AGA-style Stanley cooker and Victorian tiling, plus a conservatory with exposed brickwork opening onto the garden.



ground floor shower room and utility add further practicality, allowing flexibility for single-level living if required.

Upstairs, the principal bedroom benefits from its own walk-in wardrobe, complemented by two further bedrooms and a modern family bathroom with real wood flooring.



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EXTERNAL

Externally, the property enjoys a larger-than-average south-facing garden with a stone patio and decked BBQ area, perfect for entertaining. There is also a workshop and a double car port providing parking for two vehicles. The home is heated via an oil-fired central heating system and retains much of its period charm, with wooden doors, Victorian tiling, and wooden shutters to some ground floor windows.

Goadby Marwood itself is a friendly and active community, hosting regular pop-up pub nights, music events, themed evenings, and breakfast and lunch clubs. Everyday amenities are close by in neighbouring Scalford and Waltham, both of which offer traditional pubs. Offered to the market with no onward chain.

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First Floor

Approx. 63.4 sq. metres (682.6 sq. feet)



Ground Floor

Approx. 121.9 sq. metres (1419.6 sq. feet)



Total area: approx. 195.3 sq. metres (2102.1 sq. feet)

This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.

EPC RATING

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | 11 | |
| Not energy efficient - higher running costs | | |

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