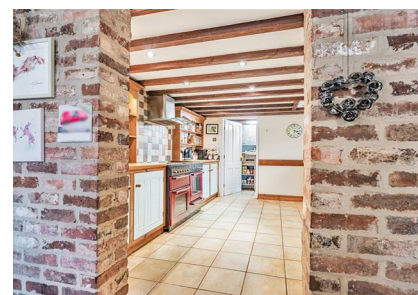


Stone Cottage, 6a Towns Lane, Goadby Marwood, Melton Mowbray, LE14 4LL

Offers over £450,000

Council Tax Band: F

H&H
BESPOKE



Nestled in the charming village of Goadby Marwood is the delightful Stone Cottage on Towns Lane offers a perfect blend of modern country living and comfort.

Upon entering, you are greeted by two spacious reception rooms, ideal for both relaxation and entertaining guests. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a formal dining area. The natural light that floods these rooms creates a warm and inviting atmosphere.

The house features four well-proportioned bedrooms, providing ample space for family members or guests. Each room is designed to be a peaceful retreat, ensuring restful nights and rejuvenating mornings. The two bathrooms are thoughtfully placed to accommodate the needs of a busy household, offering convenience and privacy.

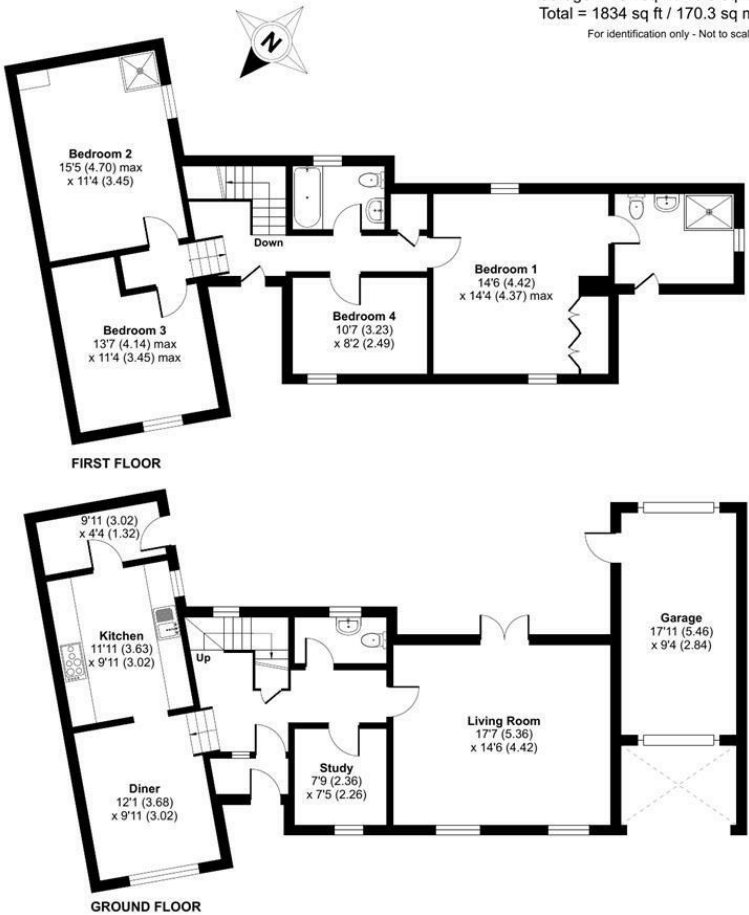
The location in Melton Mowbray is particularly appealing, known for its rich history and vibrant community. Residents can enjoy local amenities, including shops, schools, and parks, all within easy reach. The town



13 Sherrard Street, Melton Mowbray, Leicestershire, LE13 1XH
0333 242 3760
Beth@houseandhomebespoke.co.uk

Towns Lane, Goadby Marwood, Melton Mowbray, LE14

Approximate Area = 1667 sq ft / 154.8 sq m
Garage = 167 sq ft / 15.5 sq m
Total = 1834 sq ft / 170.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©rithecom 2025. Produced for House and Home Bespoke. REF: 1234995

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC