

We are currently "low key marketing"  
to find out more, please call our  
Melton Mowbray Office

# Shouler & Son

Land & Estate Agents,  
Valuers & Auctioneers

## 29 MAIN STREET

GOADBY MARWOOD, LE14 4LN

## £675,000



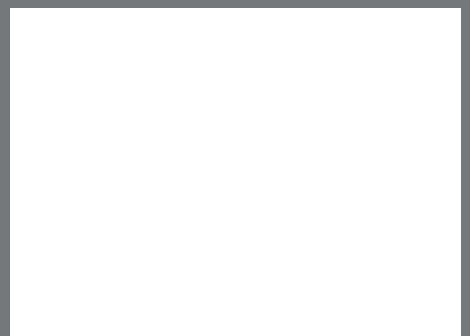
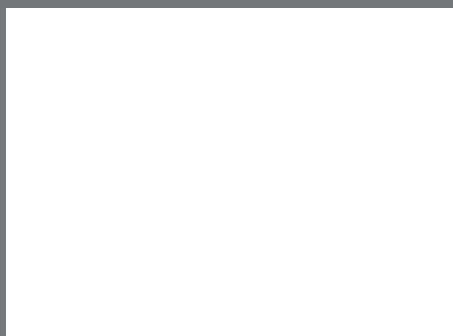
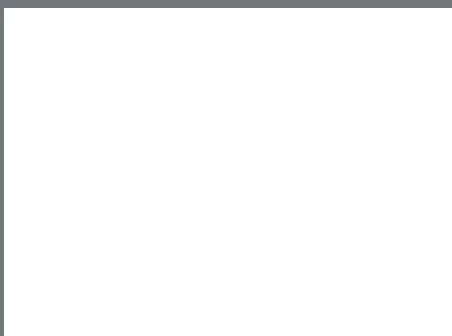
Welcome to this charming detached cottage, located in the picturesque village of Goadby Marwood. This property boasts a generous living space, perfect for a growing family or those who love to entertain.

As you step inside, you are greeted by two inviting reception rooms that offer ample space for relaxation and social gatherings. The classic design of the house, dating back to 1850, adds character and a sense of history to the property. There is a superb Kitchen / dining room, fitted with appliances and ample space for table and chairs, and a separate utility room which compliments the kitchen perfectly. The property has also been extended to suit today's modern family and for those that work at home there is a study area.

With four bedrooms and two bathrooms, there is plenty of room for everyone to enjoy their own space and privacy. The bedrooms are spacious and bright, providing a peaceful retreat at the end of the day.

Situated in a tranquil village setting, this house offers an escape from the hustle and bustle of city life. The surrounding area is known for its natural beauty and offers plenty of opportunities for outdoor activities and exploration.

Don't miss the chance to make this delightful property your new home. Whether you are looking for a place to raise a family or simply want to enjoy the charm of village life, this house is sure to capture your heart. We are currently "low key marketing" but to find out more, please call our Melton Mowbray Office.



# House - Detached

## ACCOMMODATION

## GENERAL INFORMATION

**VIEWING:** Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

**TENURE:** Freehold. xxx year lease from xxxx.  
Current service charge is £xxxx per calendar month.

**SERVICES:** Mains electricity, gas, water and drainage.

**COUNCIL TAX:** Melton

**VALUATIONS:** If you are considering selling, we would be happy to advise of the value of your property with no obligation.

## LOCATION



County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

**Tel: 01664 560181**

www.shoulers.co.uk  
housesales@shoulers.co.uk  
lettings@shoulers.co.uk

**EPC:** This property has an Energy Performance Rating. A copy is available upon request.

