



Hurfords

Crumble Cottage, Pudding Bag Lane, Exton Freehold £350,000

Key Features

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- 2 Bedroom Grade II Listed Cottage
- Stunning Character Features
- Beautifully Presented Throughout
- Quiet Village Location

This charming two-bedroom thatched cottage in the sought-after village of Exton offers a perfect blend of character and modern convenience. The property is beautifully presented, with stone flooring throughout the ground floor that enhances its traditional appeal.

Upon entering, you step directly into a spacious sitting room featuring exposed timber ceilings and a stunning stone fireplace, adding warmth and character. To the rear of the ground floor, you'll find a well-appointed bathroom finished to an excellent standard, with floor-to-ceiling tiles, a generous bath with a shower over, a raised vanity, and a WC.

Moving through the home, there is a good-sized dining area-perfect for entertaining-which leads into the kitchen at the rear. The kitchen offers a range of base and wall units, an oven with an induction hob, space for a generous fridge freezer, and under-



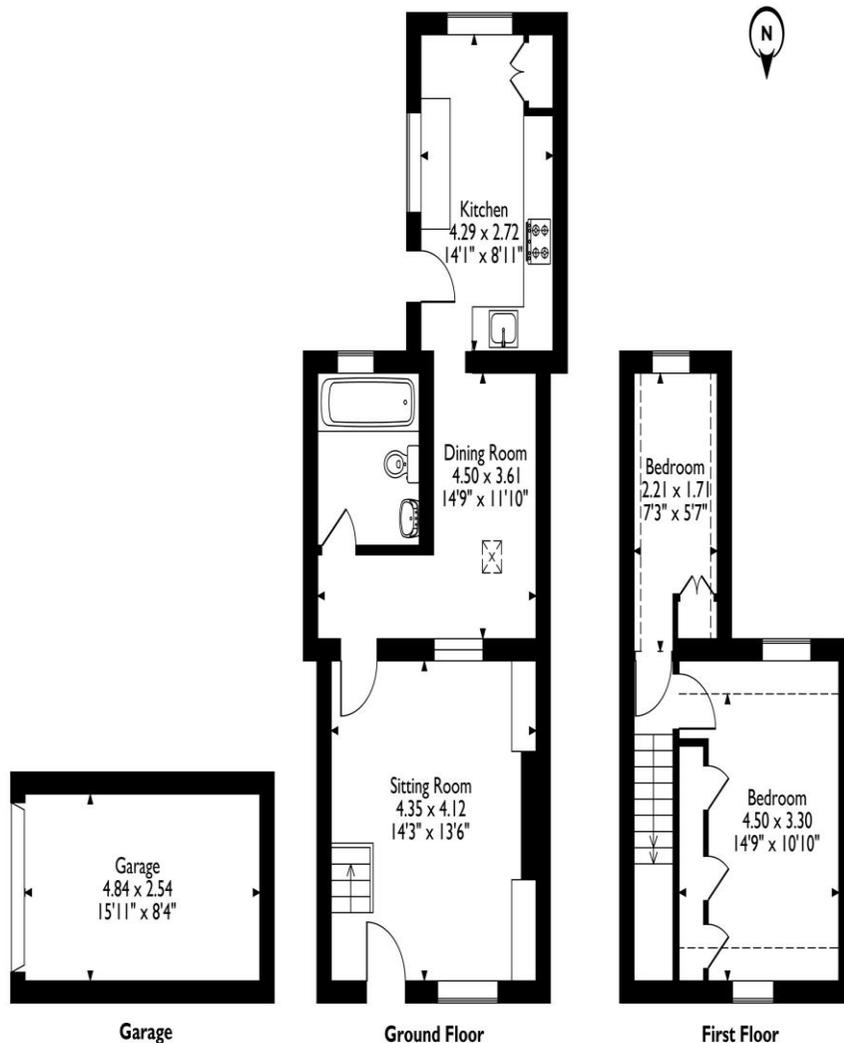
12, Pudding Bag Lane, Exton, Oakham

Approximate Gross Internal Area

Main House = 70 Sq M/753 Sq Ft

Garage = 12 Sq M/129 Sq Ft

Total = 82 Sq M/882 Sq Ft



counter space for a washing machine, tumble dryer, and dishwasher. A charming bay window opens onto the garden, enhancing the space with natural light.

Upstairs, the property boasts two well-proportioned double bedrooms. The master bedroom benefits from ample fitted storage while maintaining the cottage's period charm. The second bedroom, positioned at the rear, also includes fitted storage and enjoys pleasant views over the garden.

Externally, the property features valuable off-road parking and the rare benefit of a single garage, providing excellent storage. A side access path leads to the garden, which is beautifully maintained with mature flower beds, a lawned area, and a desirable south-facing aspect-ideal for enjoying the summer months.

This stunning cottage is a must-see for those seeking a picturesque, character-filled home in a peaceful yet well-connected village location.

To view this property call Hurfords on: 01572 821777

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Selling your property?

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 01572 821777

 21 High Street East, Uppingham, OAKHAM, Leicestershire, LE15 9PY

 uppingham@hurfords.co.uk

 www.hurfords.co.uk



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