



Hurford's

21 Pudding Bag Lane, Exton Freehold £400,000

Key Features

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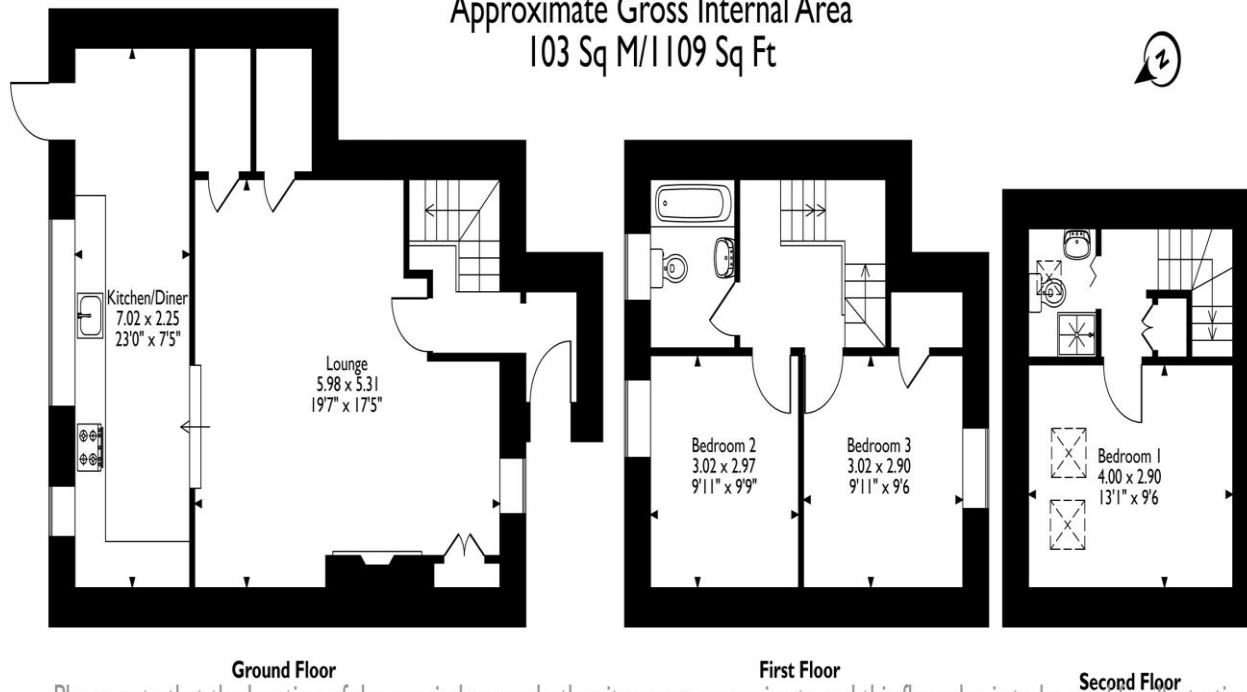
- 3 Bedroom Stunning Cottage with Family Bathroom
- Master En-Suite
- Generous Living Accommodation
- Stunning Character Features
- Quiet Village Location

A charming three-bedroom character property is now available in the quiet village of Exton. Upon entering through the front door, there is ample space for coats and shoes, with stairs leading to the first and second floors. The main lounge offers an incredible entertaining space, brimming with character features. It has plenty of room for furniture, along with a dining table and chairs, and features a stunning open fireplace perfect for cosy evenings. There's also ample storage space to the side of the room. Steps lead up to the kitchen, which is well-appointed with a range of base and wall units, an integrated dishwasher, a single oven, and a gas hob. The beautiful quarry tile floor adds charm to the space, which also has room for a breakfast table and a door leading out to the courtyard garden.

On the first floor, there are two generously sized bedrooms. One of the bedrooms benefits from a



21, Pudding Bag Lane, Exton, Oakham
Approximate Gross Internal Area
103 Sq M/1109 Sq Ft



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.

built-in wardrobe, and both rooms share the family bathroom, which includes a bath with a shower over it, a basin, and a WC. Moving up to the second floor, the master bedroom is a bright and airy space with two windows overlooking the rear garden. It also boasts its own en-suite shower room and fitted wardrobe space.

Externally, the property offers off-road parking, with a path leading through mature beds to a courtyard seating area at the front. The rear garden is a quiet, secluded retreat that captures plenty of light from its southeast-facing position, making it a fabulous space for relaxing or entertaining. Viewing is essential to take in all on offer!

To view this property call Hurfords on: 01572 821777

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