



## 5 NORTH STREET

MARTON, RUGBY, WARWICKSHIRE, CV23 9RJ

**GUIDE PRICE £249,950**

THIS WELL-MAINTAINED MID-TERRACED COTTAGE ENJOYS A SOUGHT-AFTER MARTON VILLAGE SETTING AND OFFERS CHARACTER FEATURES INCLUDING AN EXPOSED BEAM AND HERRINGBONE/PARQUET FLOORING. BENEFITING FROM TWO BEDROOMS, A VERSATILE GARDEN OFFICE/CABIN AND A PRIVATE REAR GARDEN, THIS CHARMING HOME IS IDEAL FOR FIRST-TIME BUYERS OR DOWNSIZERS.



# PROPERTY FEATURES

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- Charming Mid-Terraced Cottage
- Two Well-Proportioned Bedrooms
- Lounge/Dining Room With Exposed Beam
- Herringbone/Parquet Wooden Flooring
- Modern Fitted Kitchen
- First Floor Wet Room
- Private Rear Garden
- Purpose-Built Garden Office/Cabin
- Well-Presented Throughout
- Sought-After Marton Village Location

# FULL DESCRIPTION

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This charming mid-terraced cottage is situated in the highly desirable Warwickshire village of Marton, offering an appealing blend of character, practicality and versatile living space. Nicely presented throughout, the property provides well-proportioned accommodation arranged over two floors and would make an ideal first-time purchase, downsize or investment opportunity.

The accommodation is entered via an entrance porch, which in turn leads into a comfortable lounge/dining room, creating a welcoming living environment ideal for both relaxing and entertaining. Rich in character, this attractive space boasts an exposed beam and lovely herringbone/parquet wooden flooring, adding warmth and individuality whilst complementing the cottage's traditional charm.

Positioned to the rear of the property, the kitchen is fitted with a range of wall and base units complemented by granite-effect work surfaces and offers space for a variety of appliances. Providing ample storage and practicality, the kitchen serves as a functional hub of the home whilst retaining its inviting feel.

To the first floor, the landing provides access to two well-proportioned bedrooms and the wet room, which serves the first floor accommodation.

Externally, the rear garden provides an attractive setting to enjoy throughout the seasons. A particular highlight of the property is the purpose-built garden room/cabin, currently utilised as a home office. This fantastic addition offers excellent versatility and could equally serve as a studio, hobby room or gym, making it an increasingly valuable feature for modern lifestyles.

The property has clearly been well cared for by the current owners and is presented to a good standard throughout, successfully combining practical accommodation with charming period features, including the exposed beam and attractive wooden flooring. Further benefits include double glazing and gas central heating.

Marton is a picturesque and highly regarded Warwickshire village offering a wonderful sense of community, whilst remaining conveniently positioned for access to nearby Rugby, Leamington Spa and Southam. Village amenities include St Esprit's Church, a village hall, local playing fields with outdoor gym facilities and a popular Indian restaurant. The area is particularly well served by excellent schooling options, including Southam College and the nearby independent Princethorpe College. Superb transport links are also close at hand, with easy access to the A45, M1, M6 and M45 motorway networks, whilst Rugby railway station offers fast direct services to London Euston and other major destinations.

This delightful cottage offers an excellent opportunity to acquire a characterful home in one of Warwickshire's most sought-after village locations. With its versatile garden office, abundance of charm and evident standard of upkeep, early viewing is highly recommended to fully appreciate all that this lovely home has to offer.

Room Dimensions:  
Lounge/Diner 3.70m x 4.65m  
Kitchen 3.67m x 2.61m  
Bedroom One 4.04m x 3.28m  
Bedroom Two 2.98m x 2.57m







Total area: approx. 65.3 sq. metres (703.0 sq. feet)

Dimension Approximate For Display Purposes Only.  
Plan produced using PlanUp.

**North Street, Rugby**



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 58 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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