



## Malting Lane, Braughing, Herts SG11 2QZ

Offers in the Region of **£485,000**

Oliver Minton Village & Rural Homes are delighted to offer this charming end terrace character cottage in the heart of Braughing, one of East Hertfordshire's most sought-after villages. Set within the village Conservation Area and enjoying views overlooking paddocks and the River Quin, accommodation comprises: lounge/dining room, attractive kitchen, three bedrooms, first floor bathroom, lovely rear garden with utility outbuilding and garden room. There is gas central heating to radiators and double glazing.

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 2**

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.



**Oliver  
Minton**  
*Village & Rural Homes*

## Accommodation

**Entrance Lobby :** Part-glazed entrance door. Radiator. Stairs to first floor. Double-glazed window. Leading to:

### Lounge/Dining Room

5.54 x 4.15 (18'2" x 13'7")

A lovely dual aspect room with double glazed windows to rear and side. Feature fireplace with brick surround and working inset log burning stove. Wood parquet flooring. Two radiators. Exposed beams. Part-glazed door to:

### Kitchen

4.32 x 1.81 (14'2" x 5'11")

Range of base and wall units. One and a half bowl sink with mixer tap and tiled splashbacks. Plumbing for dishwasher and space for fridge/freezer. Radiator. Ceramic tiled flooring. AEG oven with extractor hood above. Double-glazed window facing rear garden. Exposed beams. Part-glazed stable door to garden.

**First Floor :** Doors to bedrooms and family bathroom. Access to loft space.

### Bedroom One

3.12 x 2.78 (10'2" x 9'1")

Window to rear. Radiator. Exposed beams.

### Bedroom Two

3.58 x 2.4 (11'8" x 7'10")

Window to rear. Built-in wardrobe. Radiator. Exposed beams.

### Bedroom Three

2.47 x 1.81 (8'1" x 5'11")

Window to side. Radiator. Storage cupboard housing hot water cylinder and shelving.

### Bathroom

2.5 x 2.2 (8'2" x 7'2")

White suite comprising bath with mixer tap over with shower attachment, inset corner wash hand basin with built-in storage beneath. Low flush W.C. Part tiled walls. Obscure window to front. Wall-mounted towel rail.

**Front Garden :** Laid to lawn and enclosed by mature hedge with shared access gate onto Malting Lane.

**Rear Garden :** Attractive paved sun terrace with steps leading to lawn area with flower and shrub border. Two outbuildings, used as utility room and garden room. Shared rear access gate.

**Garden Room Outbuilding :** Stable door to rear garden and double-glazed french doors. Window to the side. Radiator. Comes with power and internet connection, to use as a possible home office.

**Utility Outbuilding :** Converted outhouse with sink, plumbing for washing machine, WC and wall mounted gas fired boiler. Shelving. Inset spotlights and tiled flooring.

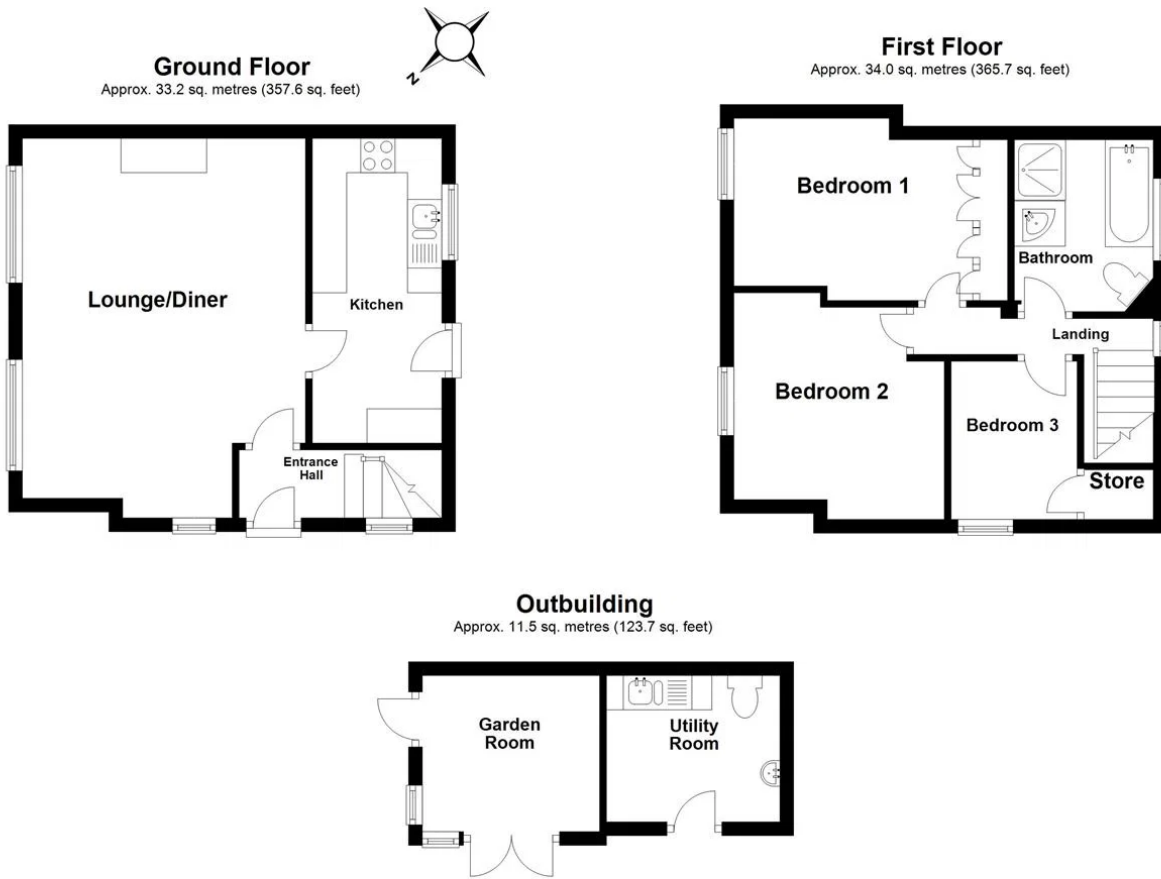
**Agents Notes :** Mains gas, electricity, water and drainage are connected. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/>





# Puckeridge Sales

28 High Street Puckeridge Herts SG11 1RN



Total area: approx. 78.7 sq. metres (847.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Malting Lane

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing Arrangements

01920 822999

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<https://www.oliverminton.com/>

### MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616