



5 Marsh Lane, Hinstock.

Offers in the region of **£415,000**

The original part of this stunning, detached cottage dates back to 1860 and having been extended and renovated over the years, it now offers the perfect mix of characterful charm and modern convenience. Boasting 3 double Bedrooms, 3 reception rooms and uninterrupted views over open countryside to both the front and rear, the property is situated down a quiet rural lane on the outskirts of Hinstock village and benefits from a very large and private garden.

Briefly comprising entrance hallway, Snug/Study, Dining Room (with multi-fuel burner), Lounge (with open fire), Breakfast Kitchen, Utility Room, 3 Bedrooms, Family Bathroom (with bath and shower cubicle) and additional Separate W.C., externally there is parking space to the front and an enclosed garden to the rear (with 16ft storage shed). LPG Gas C.H. (via a recently re-fitted boiler) and uPVC D.G. throughout. NO UPWARD CHAIN! Council Tax Band D. EPC Rating E.

5 Marsh Lane Hinstock Nr. Market Drayton Shropshire

Property entered via

front door into entrance hallway which allows access to downstairs rooms and stairs to first floor.

Study/Snug 12' 4" x 8' 4" (3.76m x 2.54m)

Dining Room 12' 5" x 8' 8" (3.78m x 2.64m) (max)
Door to understairs storage cupboard.

Lounge 21' 6" x 11' 0" (6.55m x 3.35m) (max)
Double French doors to rear garden.

Breakfast Kitchen 12' 9" x 8' 4" (3.88m x 2.54m)

Utility Room 8' 4" x 7' 2" (2.54m x 2.18m)
Gas C.H. boiler. Door to rear garden.

Upstairs to

first floor landing which leads to all Bedrooms, Bathroom and Separate W.C.

Bedroom 1 17' 5" x 11' 0" (5.30m x 3.35m) (max)

Bedroom 2 12' 5" x 8' 4" (3.78m x 2.54m) (min)
Door to eaves storage space with light.

Bedroom 3 8' 11" x 8' 9" (2.72m x 2.66m) (max)

Family Bathroom 12' 5" x 8' 3" (3.78m x 2.51m) (max)

Separate W.C. 5' 2" x 3' 2" (1.57m x 0.96m)

Externally

To the front is an area providing off-road parking space. A paved pathway leads up one side of the house and a wooden pedestrian gate allows access to the rear garden.

The enclosed rear garden is mostly laid to lawn with a patio area closest to the property. Mature hedging and trees provide privacy and an open fence to the rear allows views over adjoining countryside. A 16ft storage shed lies further down the garden, together with a sandstone former piggery. LPG tank. Outside light.



TOTAL FLOOR AREA: 1217 sq.ft. (113.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY



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