

## Malting Yard, Exton - £1,250 pcm



Character Cottage 3/4 1.5 2 Off-street

- Character cottage
- Set within picturesque village
- Three/four bedrooms
- Off-street parking
- Cottage-style garden
- Two reception rooms
- Period features
- Good condition throughout



## Property Description

Set within the picturesque village of Exton on a quiet country lane is this three/four bedroom charming character cottage. The property has been well-maintained and is presented in a high-condition throughout.

The accommodation is arranged on several split levels and comprises of an entrance hallway with a study/fourth bedroom and downstairs cloakroom off. Head down a few steps and into the traditional-style galley kitchen complete with attractive ceramic sink and appliances to include range cooker and extractor, integrated dishwasher with space for a washer/dryer. Also on this level are two reception rooms, a living room and separate dining room both benefitting from large inglenook fireplaces.

Upstairs and onto the first floor is a landing area which gives access to two double bedrooms and a family bathroom with separate shower cubicle. Also off from the landing is another set of steps leading to the final small double bedroom.

Externally, the property sits on a quiet country lane and benefits from off-street parking. Cottage-style gardens with mature planting surround the property whilst also backing onto open space.



## The Location

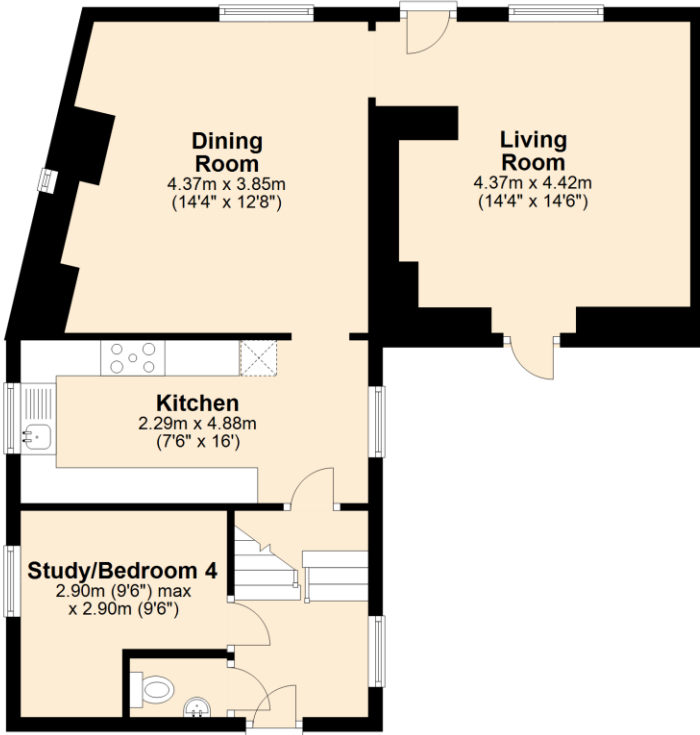
The village of Exton boasts the popular Fox & Hounds pub and hotel, along with village hall and local village church. The nearby market towns of Oakham and Stamford are 10 and 15 minutes by car respectively, which offer further shops, eating establishments and schools to cater for all ages. Meanwhile, the A1 is only an 8 minute drive away which gives easy access to Grantham and the city of Peterborough which has direct rail links to London, making the property ideally suited for families and commuters alike.

Strictly no pets.



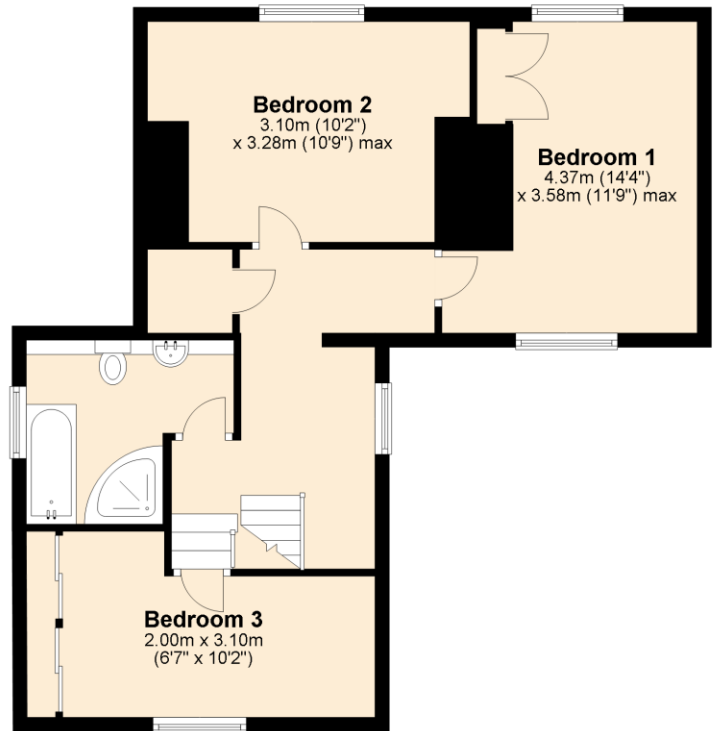
### Ground Floor

Approx. 65.2 sq. metres (701.4 sq. feet)



### First Floor

Approx. 57.5 sq. metres (619.0 sq. feet)



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VIEWINGS

STRICTLY BY APPOINTMENT ONLY



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