



Guide Price £225,000 | Freehold

Back Lane, Stonesby, Melton Mowbray, LE14 4PT





## Key Features & Description

- 2 Bedrooms
- Characterful
- Village Location
- Allocated Parking
- Well-Presented
- Cosy
- EPC Rating D | Council Tax Band A

Nestled within the sought-after village of Stonesby, this charming two-bedroom end-terrace cottage combines character features with comfortable modern living.

Beautifully presented throughout, the property offers a spacious lounge/diner with exposed beams and a feature fireplace, a fitted kitchen, two well-proportioned bedrooms, and a contemporary shower room.

Externally, the property benefits from allocated parking and attractive communal surroundings, adding to its appeal as a peaceful countryside home.

Located within easy reach of nearby market towns and transport links, this delightful cottage would make an ideal first-time purchase or investment opportunity.

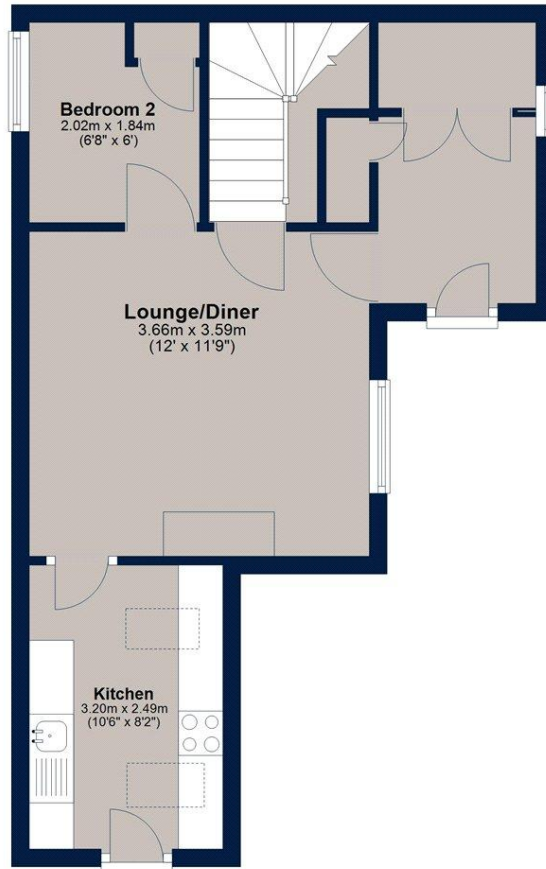
Early viewing is highly recommended to fully appreciate the charm and setting this lovely home has to offer.





## Ground Floor

Approx. 35.7 sq. metres (383.8 sq. feet)



## First Floor

Approx. 22.0 sq. metres (236.6 sq. feet)



Total area: approx. 57.6 sq. metres (620.4 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo. [www.m-photo.pro](http://www.m-photo.pro)  
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