



Smiths
your property experts

Brook Street

Wymeswold

- Extensively remodelled semi-detached home
- Desirable setting in this sought-after village
- Open countryside views to the front
- Shaker style kitchen/breakfast room
- Sitting room with a multi-fuel burning stove
- Three double bedrooms and a shower room
- Generous driveway and an oversized garage
- Established rear gardens with various seating areas

General Description

Smiths Property Experts offer to the market this remodelled and entirely renovated semi-detached home, situated on circa 1/6 of an acre in the beautiful setting of Brook Street in the village of Wymeswold.

The property features views of open countryside to the front and well-maintained gardens to the rear. The current owners have recently upgraded and remodelled the property to an exceptional standard. The property has an impressive floor area measuring approximately 1,900 square feet including a large garage, a boiler room, and a conservatory.







The Property

The current owners have completely remodelled the property, including installing a new roof and dormer window to the front elevation, rewiring and replumbing, upgraded insulation and windows, new flooring and plasterwork, and installing a new kitchen and contemporary bathroom. The property includes an entrance hall, a refitted kitchen/breakfast room, a sitting room with countryside views and a feature fireplace with a multi-fuel burning stove, a dining room, three large double bedrooms, and a newly fitted beautiful shower room. Additionally, there is a large conservatory to the rear that opens onto the private rear gardens.

The Outside

The property is located on the desirable Brook Street in Wymeswold, set back from the road with a spacious driveway. There is an oversized garage with a utility space and an electric roller door, and a boiler room connected to the house by a covered hall. There is also an additional store room accessed from the garden. The rear of the property boasts beautiful private gardens with various seating areas, mature beds, a shed, and a large lawn.



Agents Note

The property has planning permission granted to extend the first-floor accommodation with the addition of an extra bedroom and bathroom, and to rebuild the principal bedroom and conservatory into an 'open-plan kitchen'. Further details are available upon request.





The Location

Wymeswold is a pretty and well-serviced Leicestershire village. There are three public houses, including the Hammer & Pincers, well known for its fine dining options. There is also a chemist, a village shop, and a primary school. Access to Nottingham, Leicester, Loughborough, and Melton Mowbray is excellent via the A46 and local road networks. Loughborough Train Station is within 3 miles and gives access to London St Pancras within 75 minutes.

Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: D.

Local Authority: Charnwood Borough Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 1863 sq.ft. (173.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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.
Made with Metropix ©2024



01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



