



EDMONDTHORPE ROAD
WYMONDHAM, MELTON MOWBRAY

JAMES
SELICKS



“... TWO-BEDROOM, RED-BRICK HOME ...”

A charming two-bedroom, red-brick home featuring off-road parking and a private courtyard garden, situated in the popular village of Wymondham.

Open Plan Dining Kitchen • One Reception Room • Downstairs Cloakroom • Two Bedrooms • One Bathroom • Fully Boarded Attic Room • Courtyard Garden • Off-Road Parking • Village Location • EPC - C •

Accommodation

The ground floor is a modern open plan design with the front door opening into the living room that then flows into a dining kitchen. The dining kitchen itself has a good range of shaker style units with a variety of integrated appliances, space for a freestanding fridge freezer and further white goods plus a door opening out to the rear courtyard garden. Completing the ground floor is a downstairs cloakroom accessed from the kitchen.

To the first floor there are two well-proportioned bedrooms and a bathroom. The bathroom comprises a shower bath, wash hand basin and low flush lavatory. The property also features a fully boarded attic room that is currently used as a study but could be turned into a fully functioning room subject to the necessary planning permission.

Outside

To the front of the property there is a block-paved driveway providing parking for two cars. To the rear, accessed via a pedestrian hand gate, here is a private courtyard garden that is fenced on all sides.



Location

Wymondham is a delightful village in eastern Leicestershire lying approximately equidistant from both Melton Mowbray and Oakham. There are a number of amenities including a village pub and a local school. For commuters it is well positioned within driving distance of Leicester, Nottingham, Grantham and close to the A1 with a good journey time to either Grantham and Peterborough where there are frequent train services to London Kings Cross.

Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating.

Melton Borough Council – Tax Band B

Tenure

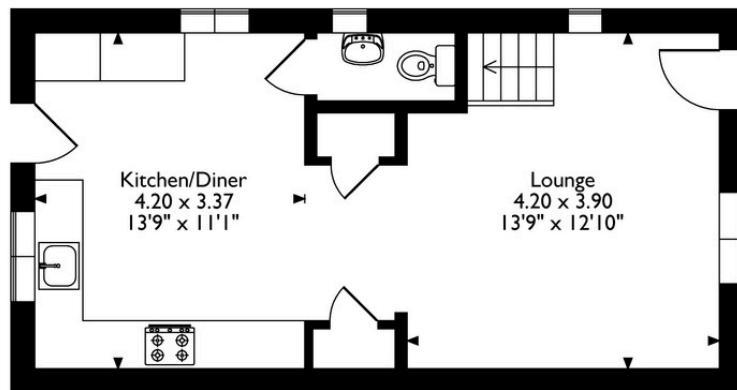
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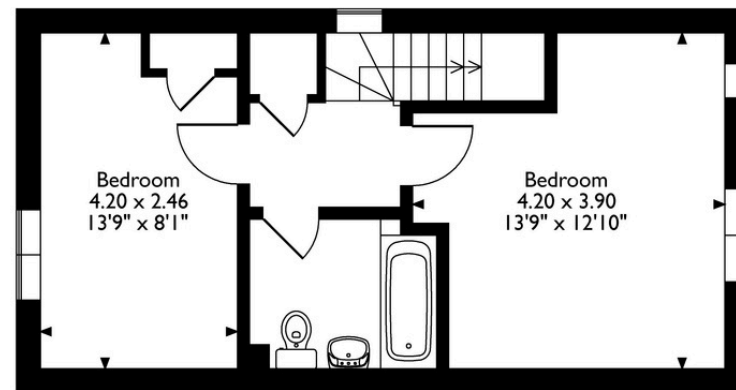
19c Edmondthorpe Road, Wymondham, Melton Mowbray LE14 2AD

House Total Approx. Gross Internal Floor Area = **970 ft² / 90 m²**

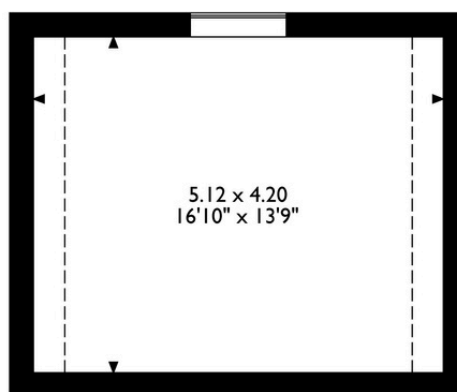
Measurements are approximate, not to scale, for illustrative purposes only.



Ground Floor



First Floor



Second Floor



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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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