



OLD MANOR GARDENS  
WYMONDHAM

JAMES  
SELICKS







## “... WELL-PRESENTED, FOUR-BEDROOM HOME ...”

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**A well-presented four-bedroom home built of ironstone and red-brick with off-road parking, garaging and a beautifully-landscaped garden, sitting in a cul-de-sac location in the popular village of Wymondham.**

Breakfast Kitchen • Two Reception Rooms, Study • Utility Room, Downstairs Cloakroom • Four Bedrooms • Family Bathroom, Two Ensuites • Private Driveway, Large Single Garage • Beautifully-Landscaped Garden • Village Location • EER - C •

### Ground Floor

The ground floor in brief comprises a spacious entrance hall, breakfast kitchen, two reception rooms, a study, utility room and downstairs cloakroom. Both the entrance hall and downstairs cloakroom benefit from underfloor heating.

The breakfast kitchen sits to the rear of the property with part glazed double doors opening out to the rear patio. There is a comprehensive range of shaker style units with a variety of integrated appliances, space for both an American fridge freezer and Range style cooker plus, ample space for a dining table and soft seating. A utility room sits adjacent to the kitchen providing further storage, space and plumbing for white goods, a stable door out to the side and an integral door into the garage.

The dual aspect living room is of generous proportions with an inset gas fire and part glazed doors opening out to the rear garden. A further reception room sits to the front of the property, currently set up as a dining room with part glazed double doors opening out to a wonderfully private walled courtyard. The ground floor is completed by a useful study and a downstairs cloakroom.





## First Floor

Stairs rise to the first floor where a vaulted and galleried landing gives way to the bedroom and bathroom accommodation. The principal bedroom, also with a vaulted ceiling, is a wonderful space, complete with built-in wardrobes and an ensuite shower room. The second bedroom sits to the front of the property, also complemented by an ensuite shower room. There are two further bedrooms, a double and a good-sized single that is currently set up as a dressing room with fitted wardrobes, both served by the family bathroom. The family bathroom comprises a shower bath, wash hand basin, low flush lavatory and heated towel rail.

## Outside

To the front of the property there is a tarmac driveway offering parking for two cars and access to the single garage with an up and over door. A pedestrian hand gate to the right-hand side of the property leads down to the rear garden.

The rear garden has been beautifully-landscaped with a variety of planting and specimen trees creating year-round interest at the same time as offering a low maintenance outdoor space to enjoy throughout the seasons. There is a lovely and private deck area sitting under a timber pergola and the garden the continues round to another incredibly private walled courtyard that sits directly off the dining room.

“... LOW MAINTENANCE OUTDOOR  
SPACE TO ENJOY THROUGHOUT  
THE SEASONS ...”

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### 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 school, The Berkeley Arms pub and restaurant, The Windmill shops and tea rooms and the very active hall offering a variety of activities. 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 F

### Tenure

Freehold





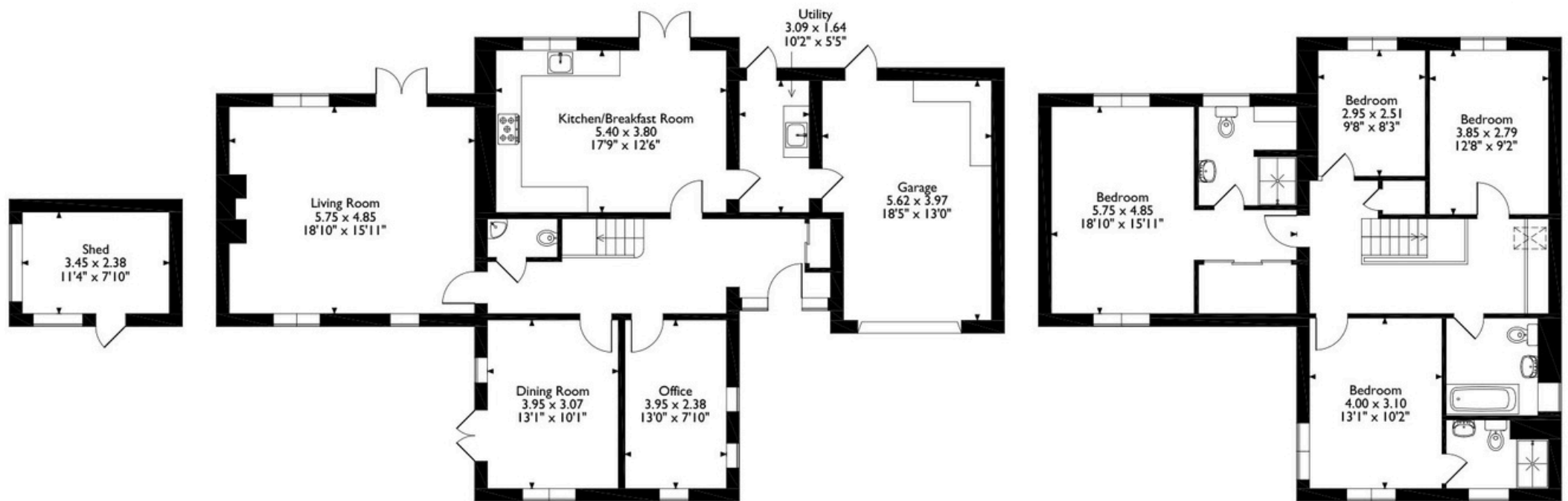




### 13 Old Manor Gardens, Wymondham, Melton Mowbray, Leicestershire LE14 2AN

House Total Approx. Gross Internal Floor Area incl. Garage = **2314 ft<sup>2</sup> / 215 m<sup>2</sup>**

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



**Ground Floor**

**First Floor**





**JAMES SELICKS**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### Important Notice

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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.