



ST PETERS RISE
WYMONDHAM, MELTON MOWBRAY

JAMES
SELICKS



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

A well-presented four-bedroom family home offering spacious and versatile living accommodation, set on a generous corner plot with established gardens and countryside views in the popular village of Wymondham.

Open Plan Living Kitchen • One Reception Room, Study • Utility Room, Downstairs Cloakroom • Four Bedrooms • Family Bathroom, Two Ensuites • Double Garage, Private Driveway • Well-Established Rear Garden • Countryside Views • EPC - B •

Ground Floor

A central entrance hall provides access to the ground floor accommodation and a staircase rising to the first floor. To the rear of the property lies a spacious, L-shaped open-plan living kitchen with bi-fold doors opening out to the patio and garden. The kitchen features a comprehensive range of fitted units, a variety of integrated appliances, and a central island with breakfast bar. From the kitchen, a door leads to a useful utility room offering further storage, space for white goods, and an external door to the side of the property.

The main reception room sits to the right of the entrance hall – a bright and airy space with windows to the front and a French door to the rear, again opening onto the patio. A brick-built fireplace with wood-burning stove forms a charming focal point, while the front aspect enjoys delightful countryside views across neighbouring fields. Completing the ground floor is a versatile study and a downstairs cloakroom, both accessed from the entrance hall.



First Floor

Upstairs, the first floor offers four well-proportioned bedrooms, two of which benefit from en-suite facilities. The principal suite is positioned at the rear and features a generous bedroom area, a dressing space, and an en-suite shower room with large walk-in shower, wash hand basin, low-flush WC, and heated towel rail. The second en-suite bedroom, to the front, includes built-in wardrobes and enjoys far-reaching views over open countryside. Two further bedrooms are served by the family bathroom, comprising a panelled bath, wash hand basin, low-flush WC, and heated towel rail.

Outside

Externally, the property is approached via a beautifully landscaped frontage with a large block-paved driveway providing parking for up to four vehicles and access to a double garage with electric doors.

A side gate opens to a pathway leading to the rear garden, which is wonderfully private. Laid mainly to lawn and bordered by mature planting, the garden is enclosed on all sides by fencing. A generous patio connects seamlessly with the living areas of the home, creating an ideal space for entertaining and family life, especially during the summer months.

“... DELIGHTFUL COUNTRYSIDE
VIEWS ...”



Location

Wymondham is a charming village lying equidistant to Melton Mowbray and Oakham. It offers amenities including a village pub, local school and the Wymondham Windmill that houses a tearoom and boutique shop. Well situated for commuters, it provides easy driving access to Leicester, Nottingham, Grantham, and the nearby A1, with quick connections to Grantham or Peterborough stations offering frequent trains to London King's Cross in under an hour.

Services & Council Tax

The property is offered to the market with all mains services, gas-fired central heating and a solar hot water system.

Melton Borough Council – Tax Band F

Tenure

Freehold

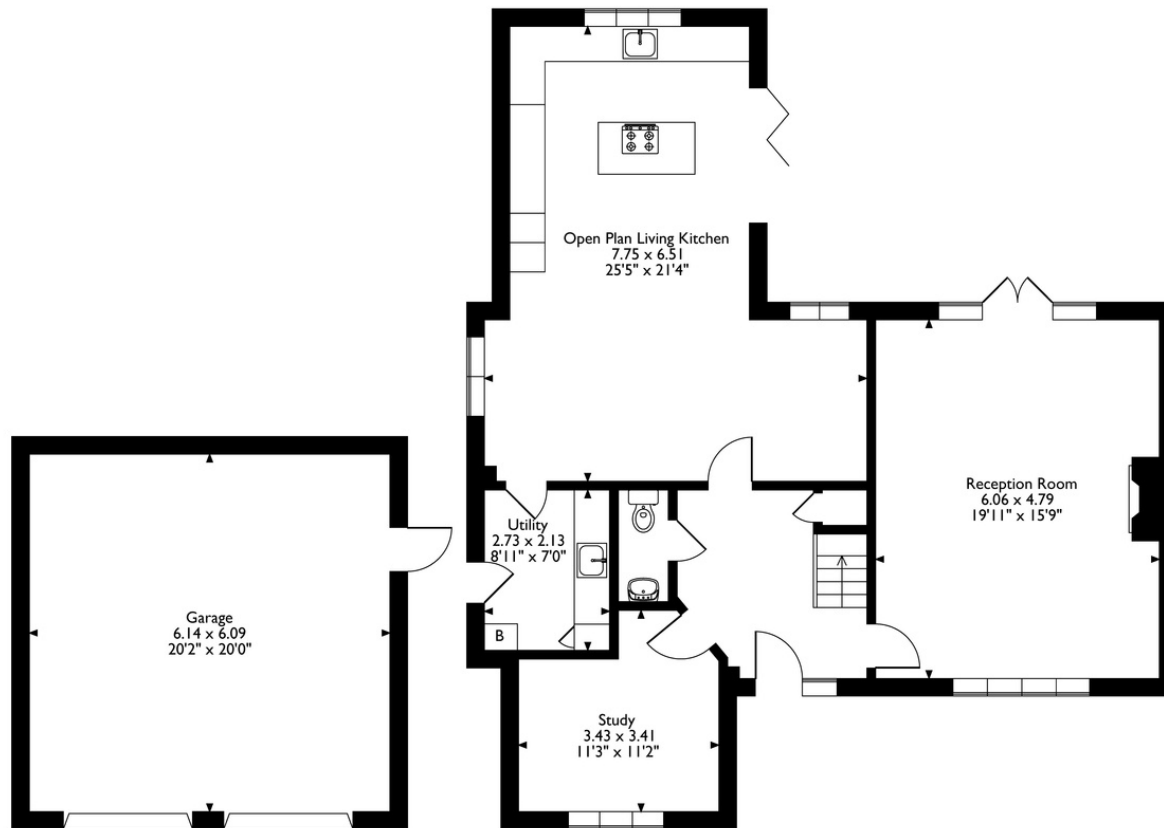




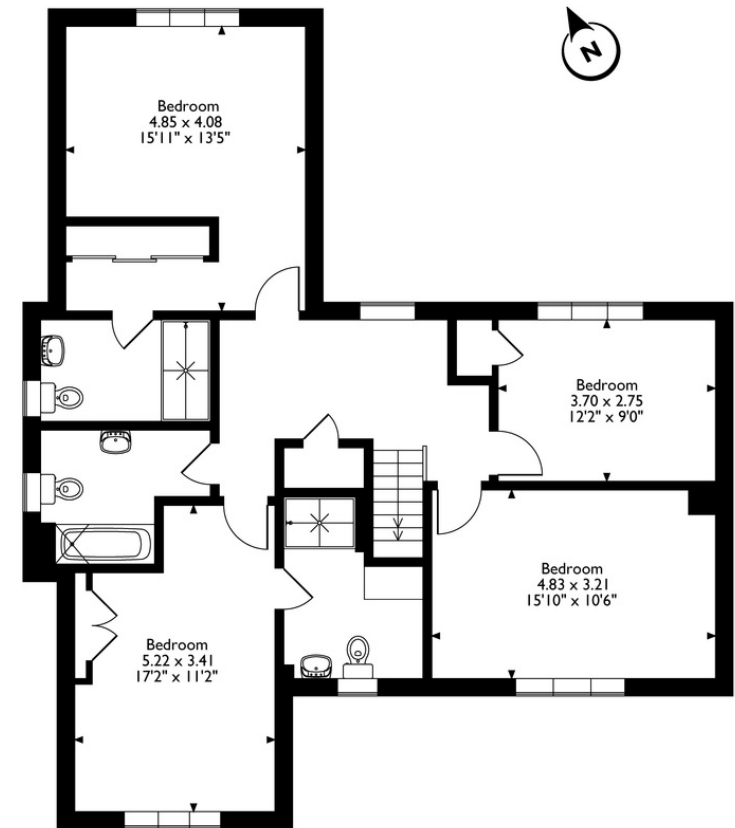
7 St Peters Rise, Wymondham, Melton Mowbray LE14 2AJ

House Total Approx. Gross Internal Floor Area incl. Garage = **2497 ft² / 232 m²**

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



Ground Floor



First Floor



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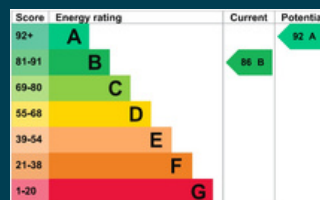
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Measurements and Other Information

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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