



55 Brook Street

Wymeswold | LE12 6TT | Asking Price £400,000

ROYSTON  
& LUND



- Country Cottage
- Sought After Village Location
- Low Maintenance Garden
- Immaculately Presented
- EPC Rating - D
- Two Double Bedrooms
- Driveway
- Country Walks Nearby
- Log Burners
- Freehold - Council Tax Band - D







Royston and Lund are delighted to bring to the market this two double bedroom detached country cottage situated in the highly sought after village of Wymeswold which has amenities such as local shops and village pubs as well as excellent country walks.

Interior accommodation compromises of a spacious living room with large front aspect window letting in lots of natural light. The dining room is an ample size providing stairs to the first floor along with under stair storage. The kitchen is a generous size containing skylights, integrated appliances include a Belfast sink and a dishwasher, with a freestanding range master oven and fridge/freezer. The ground floor has the added convenience of a snug room providing further seating and storage space.

To the first floor there are two well proportioned double bedrooms, one bedroom having over stair storage which also contains the boiler. Both bedrooms share a three piece bathroom housing a bath with overhead shower, a WC with wash basin.

Facing the property there is off-street parking for two vehicles via double driveway, to the end of the driveway entering through a wooden gate you come into the well maintained and low maintenance front garden which consists of a stoned area with flower beds and pathway leading to the front door.

The beautiful village of Wymeswold is approximately 10 minutes east of Loughborough, 25 minutes South of Nottingham and 25 minutes North of Leicester. Direct trains from Leicester to London St Pancras leave every hour during the week and additionally, The M1 and East Midlands Airport are easily accessible within approximately 20 mins drive. The village offers a convenience store, a village hall, Methodist & Church Of England places of Worship and several highly regarded pub/restaurants.





EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

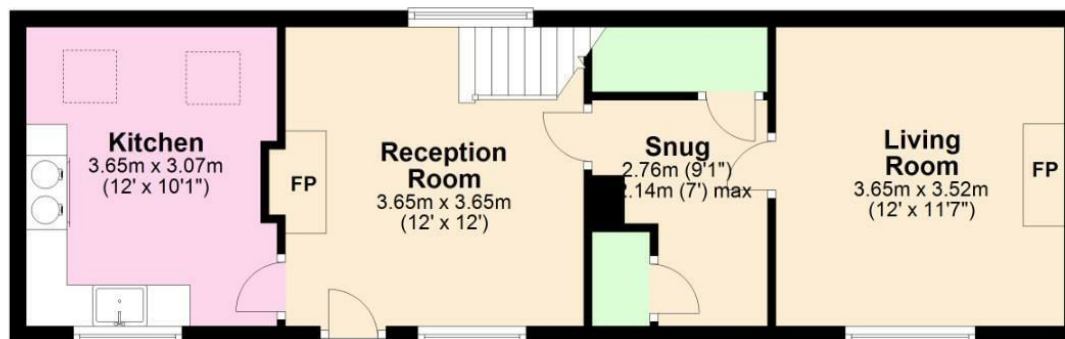
#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

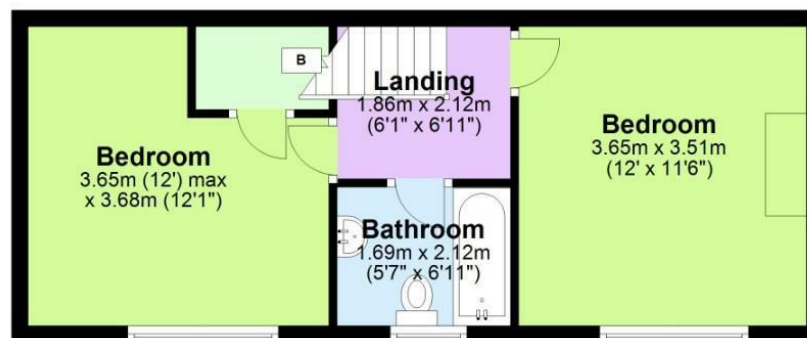
### Ground Floor

Approx. 46.3 sq. metres (497.9 sq. feet)



### First Floor

Approx. 34.4 sq. metres (370.3 sq. feet)



Total area: approx. 80.7 sq. metres (868.1 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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