



REZIDE  
GROUP



OFFERS OVER £325,000  
BROOK STREET, WYMESWOLD,



Located on the highly desirable Brook Street on the outskirts of the village of Wymeswold is this four-bedroom semi-detached residence. This property is truly a blank canvas and is ready to become your dream family home in a prestigious village location. The view across rolling fields to the front are unrivalled and the house itself really needs to be viewed to be appreciated. Having lots of potential for extension/ further development subject to relevant consents, this home has scope to add value and could be the project you have been looking for.



Enter through a UPVC glaze door into the lobby. The lobby has tiled flooring, doors communicating to garage and the boiler room as well as door leading out to the rear. A timber glazed door alongside access into the kitchen the kitchen has vinyl tiled flooring arrange a wall and base level storage units inset stainless steel sink inset hob eyelevel double oven space for fridge freezer ceiling light fitment and door leading through to hallway. The hallway has doors communicating to all downstairs accommodation and stairs rising to 1st floor.

To the left is the bright and airy lounge with a lovely large window looking onto the green space at the front. The lounge has an open fireplace to radiators access to under stairs storage. The downstairs shower room is also located off the hallway it has a corner shower unit with shower over pedestal wash handbasin a low-level flush WC.

A further reception room is located off the hallway currently in use as a dining room and having opening through to rear lounge with sliding patio







doors onto the garden. Of this rear lounge is a downstairs bedroom with a vanity wash handbasin and dual aspect windows to rear and side.

Stairs rise from the hallway to the first-floor landing where all three bedrooms are accessed by timber doors. There is also access to the loft space which has some room for storage. All three bedrooms are good sized double rooms and feature fitted storage wardrobes. The front bedroom also boasts storage to the eaves as well as the hot water cylinder house within one of the cupboards. The second bedroom also has the storage to the rear of the property.

Externally the property enjoys a generous plot both to the front and rear having a block paved





driveway allowing tandem parking for at least two vehicles front lawn with raise planted borders and access to the single garage via up and over door. The rear Garden has patio seating areas mature shrub and tree borders generous laid lawn raised planted beds a beautiful willow tree and is a blank canvas that can be your dream garden ideal as it has plenty of space to entertain family and friends.

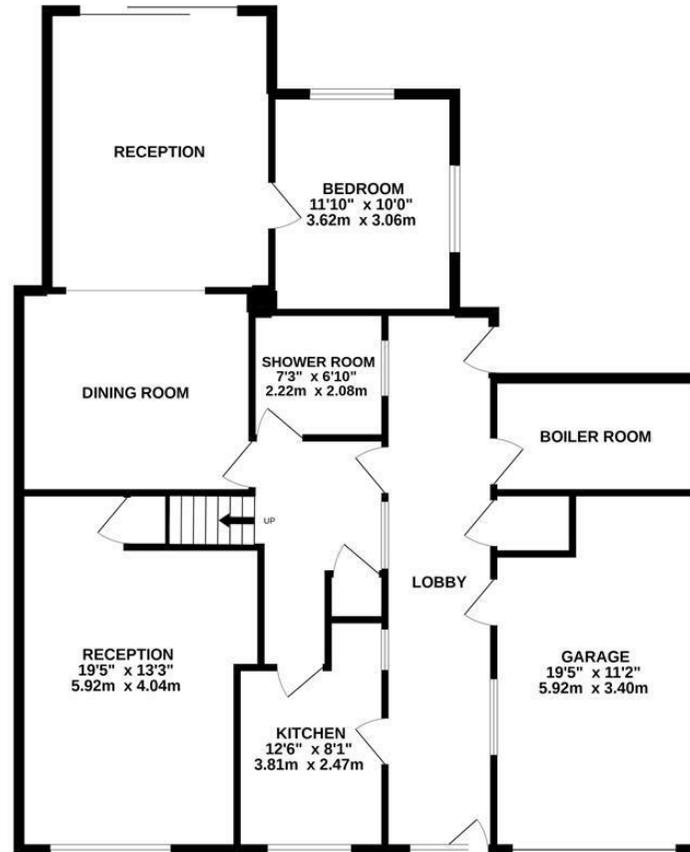




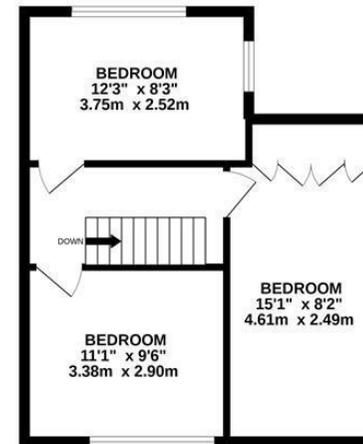


PLOT APPROXIMATELY 0.2AC - PLOT PLAN FOR GUIDANCE ONLY

GROUND FLOOR  
1367 sq.ft. (127.0 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 1777 sq.ft. (165.1 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.

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