



REZIDE  
GROUP



ASKING PRICE £575,000  
MARYS CLOSE, WYMESWOLD, LOUGHBOROUGH



Welcome to this individually styled four-bedroom detached residence, nestled in the exclusive development off Brook Street, right in the heart of Wymeswold village. This home has been thoughtfully upgraded and modernised, with potential for further extension subject to planning permissions. The property boasts double glazing, gas central heating, and an intruder alarm system. Highlights include a stylish lounge with a box bay window, a quality refitted kitchen with Quartz worktops and Neff appliances, and a spacious double garage. Wymeswold, with its charming community spirit and excellent connectivity to major cities, makes this an ideal location for tranquil village living.



Upon entering the ground floor through an open front porch, you are greeted by a welcoming entrance hallway with hardwood bamboo flooring. The cloakroom is conveniently located nearby. The attractive lounge features a box bay window and double French doors leading to the open-plan dining room/kitchen. The kitchen has been refitted with Quartz worktops and Neff appliances, including a five-burner gas hob, single oven, and integrated dishwasher. An adjacent utility area provides additional convenience, and there is ample storage under the stairs. The dining room, with French multi-pane doors, offers a seamless transition to the garden, ideal for entertaining.

The first floor hosts four generously sized bedrooms. The master bedroom includes an en-suite shower room with a rain

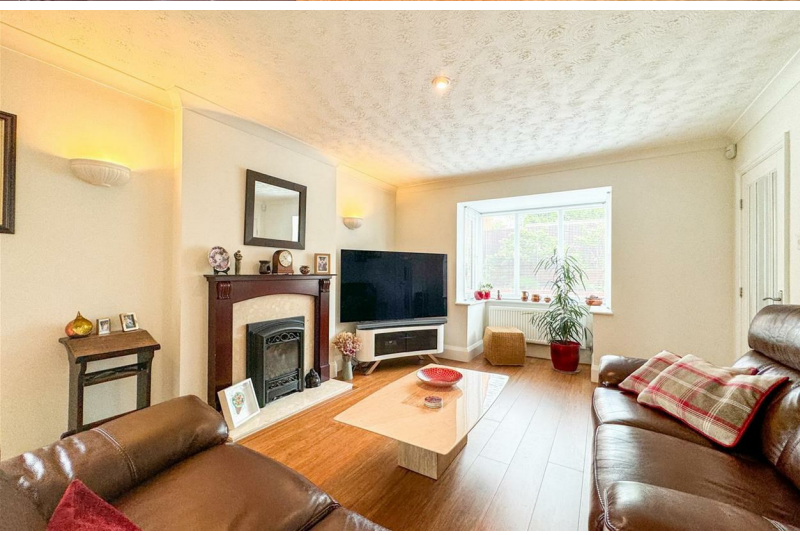






shower and vanity unit. The remaining three bedrooms, all with hardwood bamboo flooring, are spacious and well-lit. The principal family shower room is fitted with a double shower tray, a glass screen, and modern fixtures, including a chrome-finished rain shower. The landing area provides access to a built-in airing cupboard and insulated, part-boarded loft space via a fold-down ladder.

Outside, the property features a double-width brick-paved driveway leading to a double garage with two independent electric doors. The beautifully maintained gardens envelope the property, providing a serene outdoor space with a patio





area, lawns, and ornamental 6' walls for privacy. The garden includes security lighting, an outside tap, and a pull-out washing line. Wymeswold is a highly desirable village, known for its picturesque cottages, historic farmsteads, and local amenities such as popular pubs, a school, a church, and shops. Its excellent transport links to Nottingham, Loughborough, and other major centres make it an ideal place to call home.









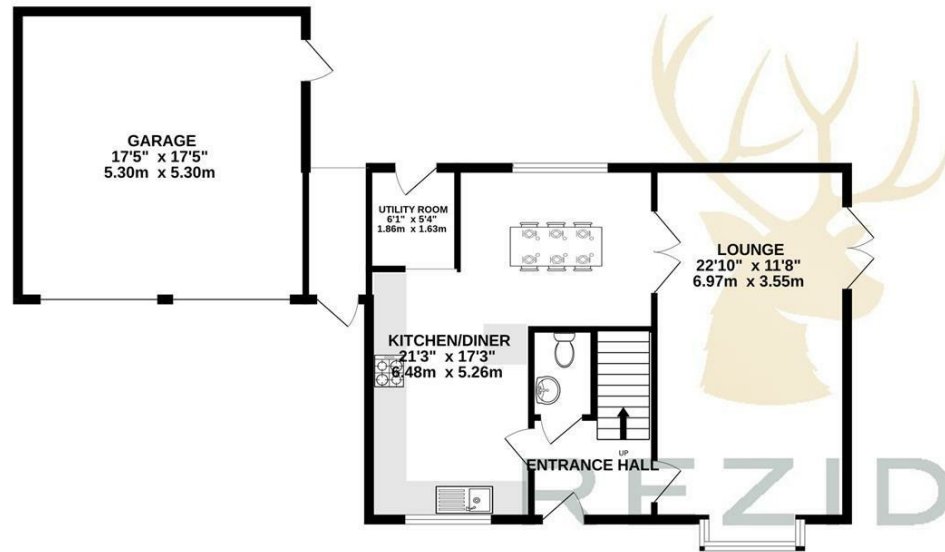


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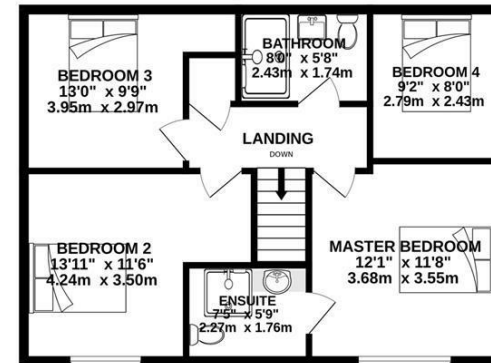


PLOT PLAN FOR GUIDANCE ONLY

GROUND FLOOR  
957 sq.ft. (88.9 sq.m.) approx.



1ST FLOOR  
614 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 1571 sq.ft. (145.9 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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