

Alexanders



The Stockwell

Wymeswold





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- Detached 1800's cottage
- Four bedrooms
- Kitchen/dining room
- Two reception rooms
- Utility/cloakroom
- Lots of future potential
- Cottage gardens
- Detached double garage
- No Upward Chain

EPC Rating E / Council Tax Band D / Freehold

General Description

An attractive four-bedroom cottage dating back to the 1800's, nestled within the heart of this popular well serviced village.

This property will require some level of modernisation over time but comes with lots of character, two reception rooms, a kitchen/dining room, utility and cloakroom.

Outside there is a large driveway with a large, detached garage with an attractive area of garden to the front. More garden could be created by altering the garage to suit.

Location

Wymeswold is a well serviced village with two public houses, The Three Crowns and The Windmill Inn as well as a fine dining restaurant, The Hammer & Pincers.

There is also a primary school, convenience store, village hall and pharmacy as well as the local Church. The village has an amazing community within a picturesque semi-rural setting.





Accommodation Summary

Ground Floor: Sitting room, dining room, kitchen/diner, utility, cloakroom.

First Floor: Four bedrooms, family bathroom.

Agents Note

Full of character with great potential and space for the money.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders East Midlands (01664) 896332.

Tenure

Freehold.

Services

We are advised that mains gas, electricity, water, and drainage are connected.

Local Authority

Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU (Tel: 01509 263151). Council Tax Band D.

Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.





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TOTAL FLOOR AREA : 1106 sq.ft. (102.8 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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Viewing by appointment only

Alexanders

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Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.
Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.
General Note - 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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.



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