

Alexanders

Rempstone Road

Wymeswold



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Wymeswold

- No upward chain
- Gated driveway
- Impeccably maintained throughout
- Four bedrooms, en-suite to impressive main bedroom
- Three spacious reception rooms
- Kitchen / breakfast room
- Utility, double garage
- Beautifully landscaped and south facing garden
- EPC Rating B / Council Tax Band G / Freehold

General Description

A detached four bedroom well presented, spacious and attractive home on the edge of this highly regarded well serviced village, on a select development of three individual homes.

Accommodation Summary

Entrance hall, living room, study, dining room, kitchen / breakfast room, utility, cloakroom, four bedrooms, en-suite, family bathroom. Outside, the property sits behind hedging, has private gated access past two neighbouring properties. The rear gardens have a sunny aspect with a patio seating area and lawns with mature borders. There is a double garage with ample parking.

Location

Wymeswold is a well serviced village with two public houses and one fine dining restaurant. There is also a primary school, convenience store and pharmacy as well as the local Church. The village has an amazing community within a picturesque semi-rural setting. There is easy access to M1, A46, Nottingham, Leicester and Loughborough (with a direct fast train to London).

Viewings

Viewing is strictly by appointment via the sole selling agent, Alexanders East Midlands please contact the #Ateam on (01664) 896 332 or visit alexanders-estates.com.



Tenure

Freehold.

Services

We are advised that mains , electricity, water and drainage are connected and gas fired central heating. We are also aware that the property has freehold solar panels and storage battery providing significant energy savings and an annual revenue.

Local Authority

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

Measurements

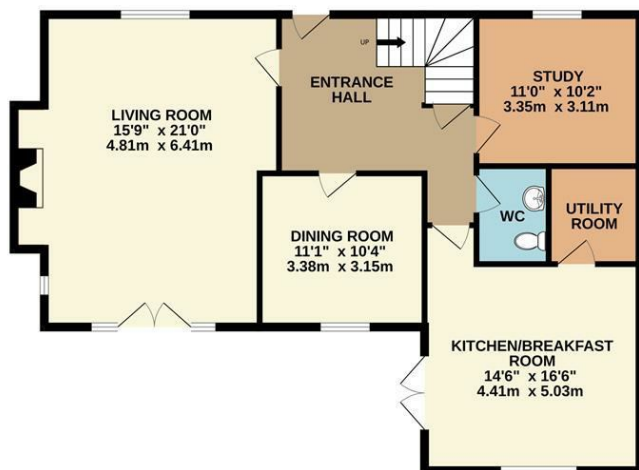
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

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. This evidence will be required prior to solicitors being instructed.



GROUND FLOOR
1319 sq.ft. (122.5 sq.m.) approx.

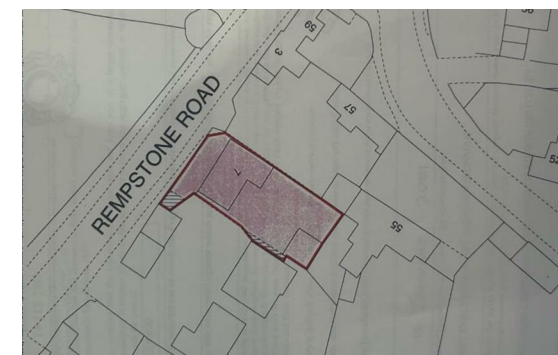


1ST FLOOR
984 sq.ft. (91.5 sq.m.) approx.



TOTAL FLOOR AREA : 2303 sq.ft. (214.0 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

The Gate House
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Loughborough, LE11 1UE

Telephone Sales: 01509 861222
Email: lbrsales@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Loughborough Sales Team on 01509 861222.

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.