

Alexanders

Old Manor Gardens

Wymondham



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Wymondham

- Award winning development by Campbell Buchanan
- Impressive open plan living/kitchen with vaulted ceiling
- Four spacious double bedrooms, two en-suite
- Three reception rooms
- Impeccably maintained throughout
- Attractive views to the front
- Utility, cloakroom
- Appealing gardens
- EPC Rating C / Council Tax Band F / Freehold

General Description

A spacious family home situated on a small award-winning development with attractive views in this highly regarded village. Having been extended the living space on offer will not disappoint nor will the re-fitted living kitchen with vaulted ceilings and bi fold door which open on to the gardens.

Accommodation Summary

Entrance hall, cloakroom, living room, playroom/gym, study, open plan living/kitchen, utility, four double bedrooms, two en-suite, family bathroom. Outside, there is parking to the front and lawned gardens. To the rear, there is a detached single garage, attractive gardens with lawns and a raised composite decking.

Location

A rural village situated on the boundaries of Rutland and Lincolnshire with easy access to the A1 and many local amenities including a Primary School, a popular public house, The Berkeley Arms, a Windmill that has been converted into a visitor attraction with a tearoom and craft shops. There is also a part-time mobile Post Office.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders East Midlands



Tenure

Freehold. Estate charges, £850 per annum

Services

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

Local Authority

Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leicestershire, LE13 1GH. Council Tax Band F.

Measurements

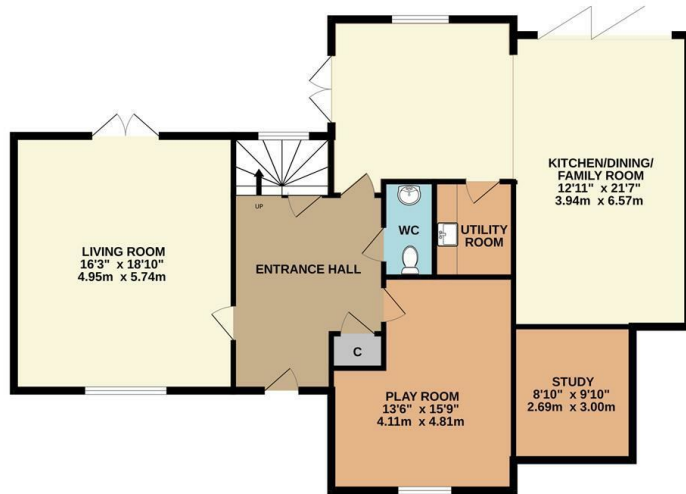
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

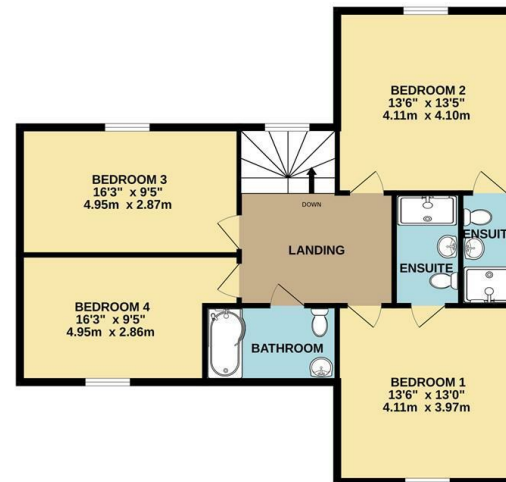
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. This evidence will be required prior to solicitors being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



GROUND FLOOR
1277 sq.ft. (118.6 sq.m.) approx.

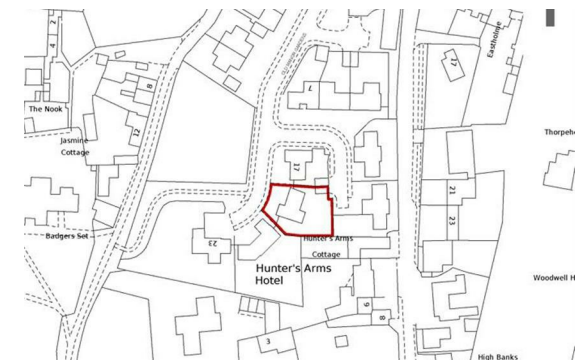


1ST FLOOR
911 sq.ft. (84.7 sq.m.) approx.



TOTAL FLOOR AREA: 2188 sq.ft. (203.3 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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Melton Mowbray

LE13 1XD

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Email: melton@alexanders-estates.com

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.