



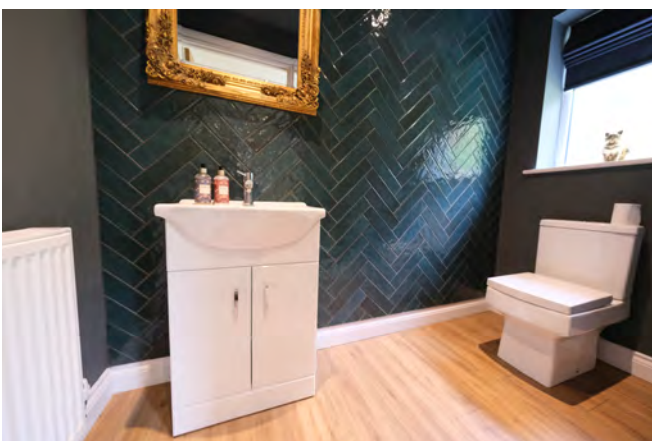
## Butt Lane, Wymondham

A well presented three bedroom semi detached home, still under NHBC warranty and situated in the desirable village of Wymondham, just 7 miles from both the popular market town of Oakham and the historical town of Melton Mowbray.



### FEATURES

- Beautifully presented three-bedroom semi-detached home in Wymondham, under NHBC warranty.
- Stone-fronted property with high-quality finishes throughout.
- Modern kitchen/diner equipped with top-of-the-range AEG appliances and patio doors leading to the garden.
- First floor comprises a master bedroom with ensuite, two additional bedrooms, all with spacious built-in wardrobes.
- Enclosed rear garden with a lawn, patio area, and outdoor electrical points.
- Private driveway with planning permission granted for a carport.
- Village amenities include a well-regarded pub, primary school, and a windmill with a tearoom and boutique shops.



## FULL DESCRIPTION

This stone fronted property is finished to an exceptional standard as well as benefitting from a large fenced south west facing garden and a private driveway.

Ground floor comprises; Entrance hall, W/C, living room and recently re fitted kitchen/diner complete with top of the range AEG appliances and patio doors to the rear.

First floor comprises; Master bedroom with ensuite, two further bedrooms with built in wardrobes and a stand-out family bathroom.

To the rear is an enclosed South-West facing garden mainly lawn with a patio area and outside electrical points

Planning permission has also been granted for a carport, with scope to change to garage in the future subject to planning permission.

To book a viewing call our area experts

[www.mooresestateagents.com](http://www.mooresestateagents.com)

Moores Property Hub 01572 757979 | Moores Move to the Country 020 301 11361  
Melton 01664 491610 | Uppingham 01572 821935 | Stamford 01780 484555  
Grantham Meet & Greet 01476 855618 | Peterborough Meet & Greet 01733 788888  
A1 Meet & Greet Stoke Rochford | [office@mooresestateagents.com](mailto:office@mooresestateagents.com)



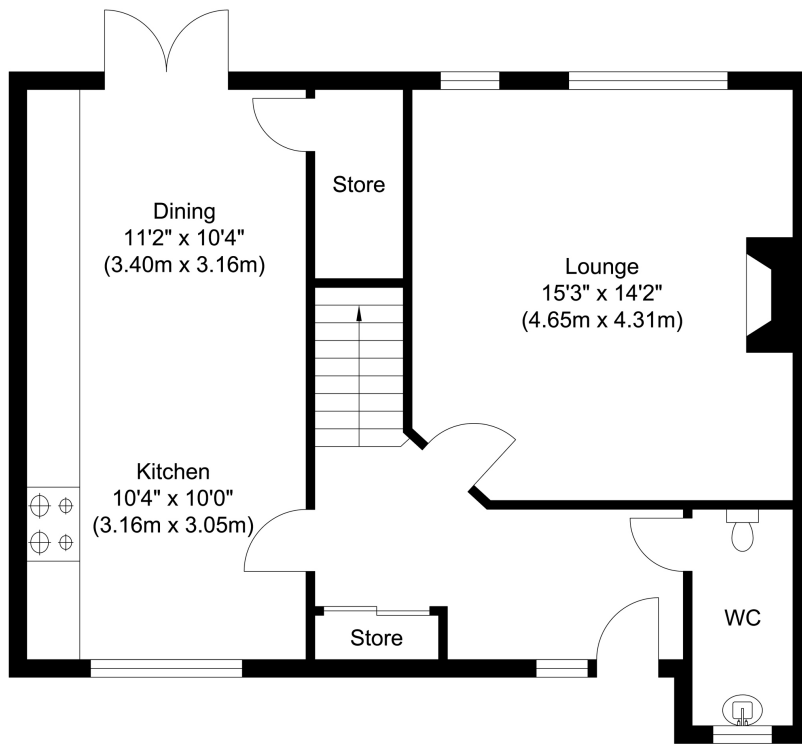
## LOCATION

Wymondham is a pretty village on the border of Leicestershire and Rutland. The village is serviced by a well-regarded pub, primary school and windmill with tearoom and boutique shops. The attractive market towns of Melton Mowbray and Oakham are both within easy reach, both offering a further range of amenities including an excellent range of shops, restaurants and bars. Education is well renowned with both public and state schooling for all ages available in Melton Mowbray, Grantham, Oakham, Uppingham, Witham, Stamford and Oundle. For commuters, Wymondham is within close proximity to the A1 giving access to both Grantham and Peterborough with mainline trains to London in approximately one hour. Rutland Water is approximately 11 miles to the south and provides a wide range of outdoor leisure pursuits from water sports to trout fishing and the nature reserve.

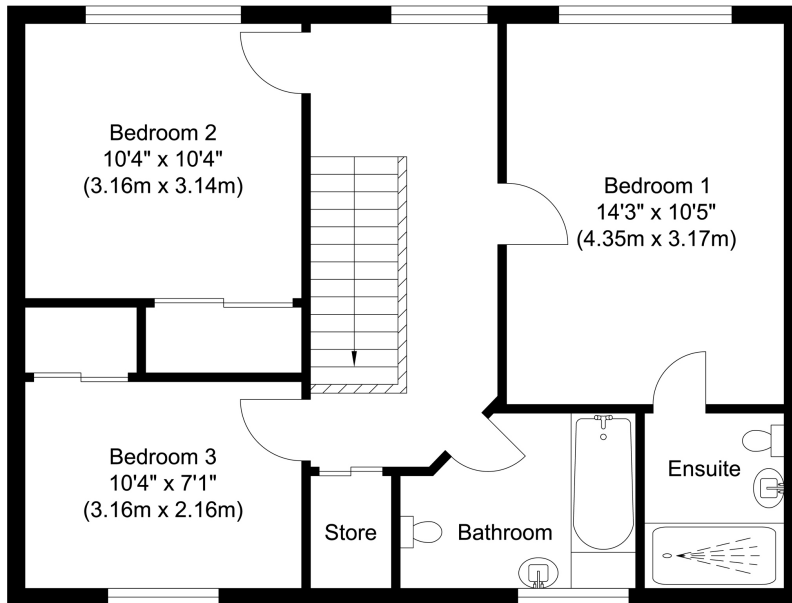
To book a viewing call our  
area experts

[www.mooresestateagents.com](http://www.mooresestateagents.com)

Moore's Property Hub 01572 757979 | Moore's Move to the Country 020 301 11361  
Melton 01664 491610 | Uppingham 01572 821935 | Stamford 01780 484555  
Grantham Meet & Greet 01476 855618 | Peterborough Meet & Greet 01733 788888  
A1 Meet & Greet Stoke Rochford | [office@mooresestateagents.com](mailto:office@mooresestateagents.com)



Ground Floor  
Approximate Floor Area  
607.62 sq. ft  
(56.45 sq. m)



First Floor  
Approximate Floor Area  
598.90 sq. ft  
(55.64 sq. m)

To book a viewing call our  
area experts

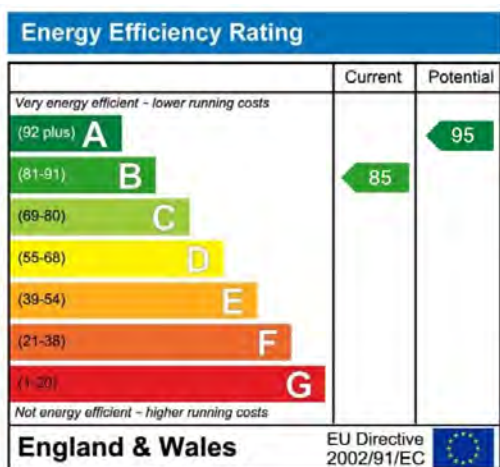
[www.mooresestateagents.com](http://www.mooresestateagents.com)

Moore's Property Hub 01572 757979 | Moore's Move to the Country 020 301 11361  
Melton 01664 491610 | Uppingham 01572 821935 | Stamford 01780 484555  
Grantham Meet & Greet 01476 855618 | Peterborough Meet & Greet 01733 788888  
A1 Meet & Greet Stoke Rochford | [office@mooresestateagents.com](mailto:office@mooresestateagents.com)



**To book a viewing call our area experts**

**EPC RATING**



Moores Property Hub 01572 757979  
 Moores Move to the Country 020 301 11361  
 Melton 01664 491610  
 Uppingham 01572 821935  
 Stamford 01780 484555  
 Grantham Meet & Greet 01476 855618  
 Peterborough Meet & Greet 01733 788888  
 A1 Meet & Greet Stoke Rochford

office@mooresestateagents.com

**Follow us for Property Updates**



@mooresestateagents



@mooresestateagents

**www.mooresestateagents.com**

**Click the images below to view our Area Minute Guides**



Moore V Ltd trading as Moores Estate Agents gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Moore V Ltd trading as Moores Estate Agents does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Moore V Ltd trading as Moores Estate Agents does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and we will try to have the information checked for you.