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- Attractive Detached Property
- Extended & Remodelled
- Quiet Village Location
- Double Garage & Large Driveway
- Over 2700sqft Of Accommodation
- Four Reception Rooms
- Enclosed Gardens
- Mezzanine Level With Home Office

Spring Lane, Wymondham, LE14 2AY

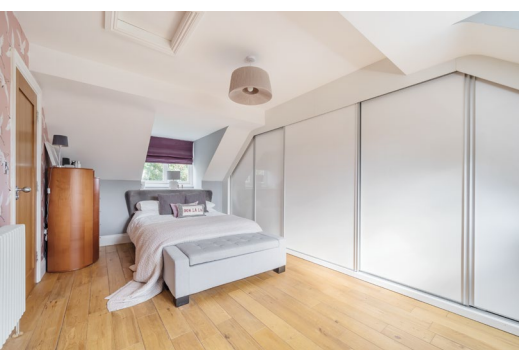
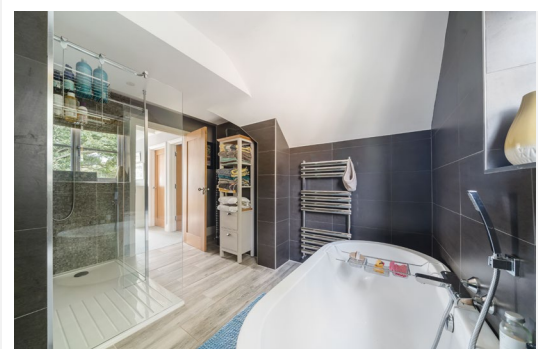
An attractive detached family home which has been impressively extended and remodelled since being built in 2006, offering over 2700sqft of accommodation. The property is situated on a good size plot in the heart of the popular village of Wymondham.

The property is immaculately presented throughout, offering accommodation comprising an entrance hall, large dual-aspect living room with feature fireplace and French double doors to the garden, dining room with access through to the games room/playroom with feature vaulted ceiling and bifold doors to the garden, beautifully appointed breakfast kitchen with a separate utility room, pantry and cloakroom. Aside the kitchen is a second living room also with bifold doors to the garden and stairs leading to a mezzanine level above with a useful office space. Leading off the mezzanine area is the large master bedroom with a Juliette balcony, bespoke fitted wardrobes and ensuite bathroom with a spacious shower and free-standing bath. The rest of the first floor accommodation is accessed from the main staircase which leads up from the entrance hall, offering a second guest bedroom with ensuite, two further bedrooms and main family bathroom with a walk-in shower and free-standing bath.

Externally, the property is approached through a five-bar gate which leads to a large stone paved driveway giving parking for multiple vehicles in front of the detached double garage. The gardens wrap around the front and rear, with areas of lawn and two decked areas with a pergola which is ideal for alfresco dining and entertaining.

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.





For more information, please contact a member of the team. For enquiries outside of normal office hours: outofhours@moorestateagents.com

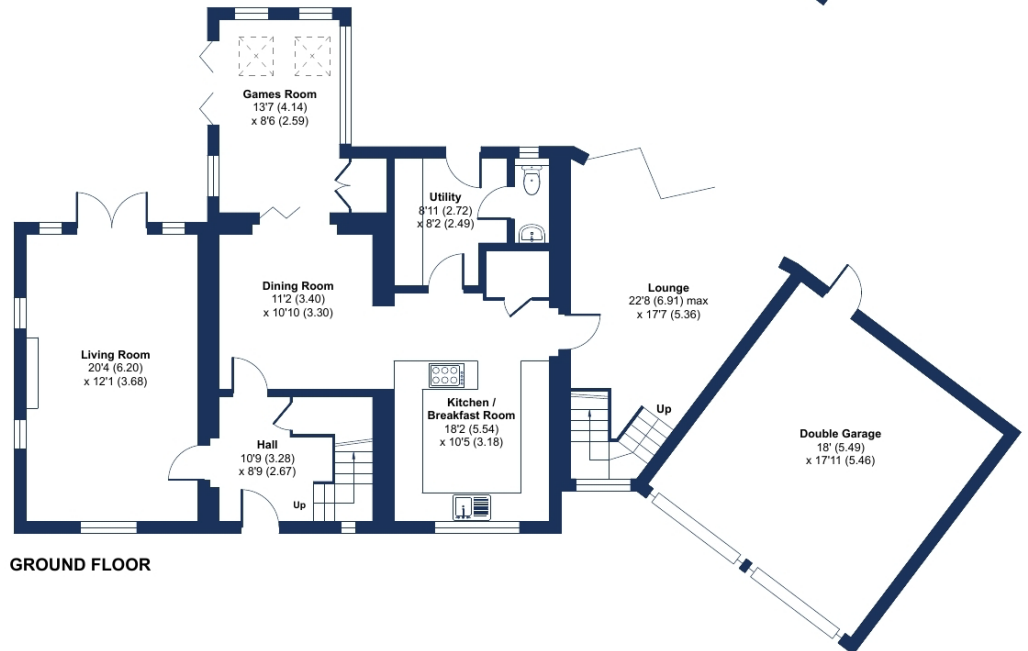
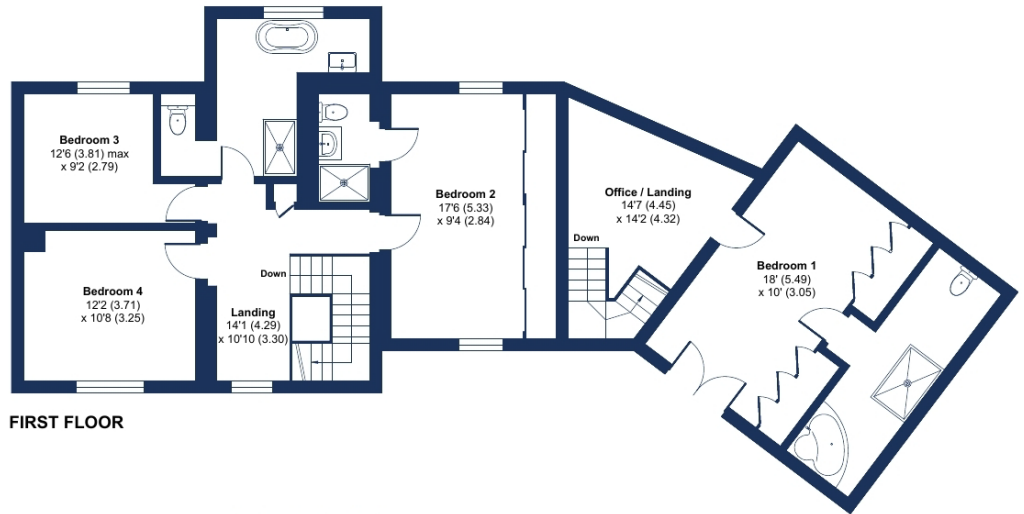
Spring Lane, LE14

Approximate Area = 2463 sq ft / 228.8 sq m

Garage = 324 sq ft / 30.1 sq m

Total = 2787 sq ft / 258.9 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Moores Estate Agents. REF: 1191361



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