



## West End , Rookery Lane

Nestled in the sought-after village of Wymondham, this spacious and versatile four-bedroom detached home offers beautifully presented accommodation across two floors, with a generous layout perfect for modern family living.

### FEATURES

- Detached Home Situated  
In A Prime Village Location
- Open-Plan kitchen/reception room
- Four Comfortable Bedrooms
- Enclosed, south-facing garden
- Off Road Parking & Garage
- Detached Office/Outbuilding







## ACCOMMODATION

Upon entering the property, you're greeted by a light and airy entrance hall, which flows effortlessly into the study/dining room. To the left, a stylish kitchen/reception room offers a fantastic open-plan space—perfect for everyday living and entertaining. The ground floor also features a cosy snug, ideal for relaxing or reading. A well-appointed WC and access to the boiler room complete the ground level.

Upstairs, the home boasts four well-proportioned bedrooms, including a generous master suite complete with a private ensuite and Juliette balcony, offering a lovely outlook and a touch of luxury. Bedrooms two and three are equally spacious, while bedroom four lends itself perfectly as a guest room. A stylish family bathroom serves the remaining bedrooms.

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## EXTERNAL

Outside, the property benefits from a private garage, off-road parking and a separate office/outbuilding, perfect for those working from home or seeking extra storage or hobby space. The enclosed garden offers a place for relaxation or entertaining, complete with a charming pond. There is also scope to extend, with planning permission already granted.

Situated in a quiet, tucked-away position, this home provides the perfect balance of rural charm and modern convenience—within easy reach of local amenities, well-regarded schools, and excellent transport links.

Wymondham is a picturesque and historic village nestled in the rolling Leicestershire countryside. Known for its charming character, scenic surroundings, and strong sense of community, the village offers a peaceful rural lifestyle with the convenience of nearby market towns such as Oakham and Melton Mowbray. With a local pub, village hall, and access to beautiful countryside walks, Wymondham is ideal for families and those seeking a place to call home.



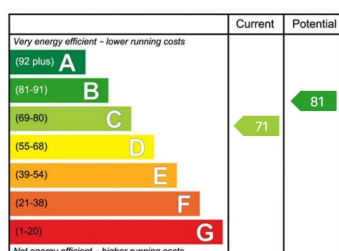
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## EPC RATING



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