



Church Lane, Wymondham

Attractively set on a no through road location with a tree lined lane leading to the village church, this 3 bed cottage benefits from good sized private gardens with detached garaging & HOME OFFICE.

FEATURES

- Character Property with a total floor plan just shy of 2,000 sq ft
- Garage With Potential To Convert Into Annex
- Fantastic Sized Garden
- Boot Room & Utility Room
- Extended Kitchen Diner
- Three Bedrooms





ACCOMMODATION

Attractively set on a no through road location with a tree lined lane leading to the village church. This three bedroom cottage benefits from good sized private gardens with detached garaging having further rooms currently used for storage but could be utilised to make an Annexe STPP (previously granted in 2019, now lapsed).



The property boasts quality fittings and a high standard throughout whilst having some interesting character features and the added bonus of a home office sitting quietly at the bottom of the garden.

Accommodation comprises; Entrance hall boot room, reception room, plus sitting room with log burner, newly fitted and extended dining kitchen with bi fold doors overlooking the garden and separate utility room. To the first floor there are three double bedrooms including a large master bedroom with fitted wardrobes and family bathroom.



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EXTERNAL

Externally there is off road parking in front of the garage with an iron gate leading into a generous sized walled garden creating a secure space, with plenty of room to entertain and a family or a keen gardener to enjoy. Located at the bottom of the garden is a home office with electric underfloor heating.



Situated in this sought-after village with a well thought of primary school, shop, award winning pub and even super-fast broadband being available. The village of Wymondham is well-located for commuters with quick access to the A1 and Grantham station with mainline trains to London Kings Cross.

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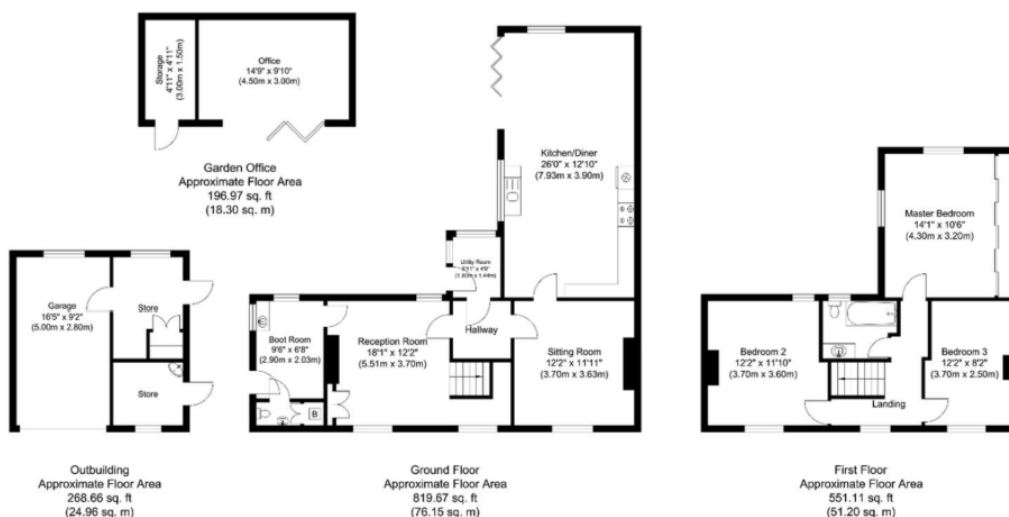


Illustration for identification purposes only, measurements are approximate, not to scale.

EPC RATING

	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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