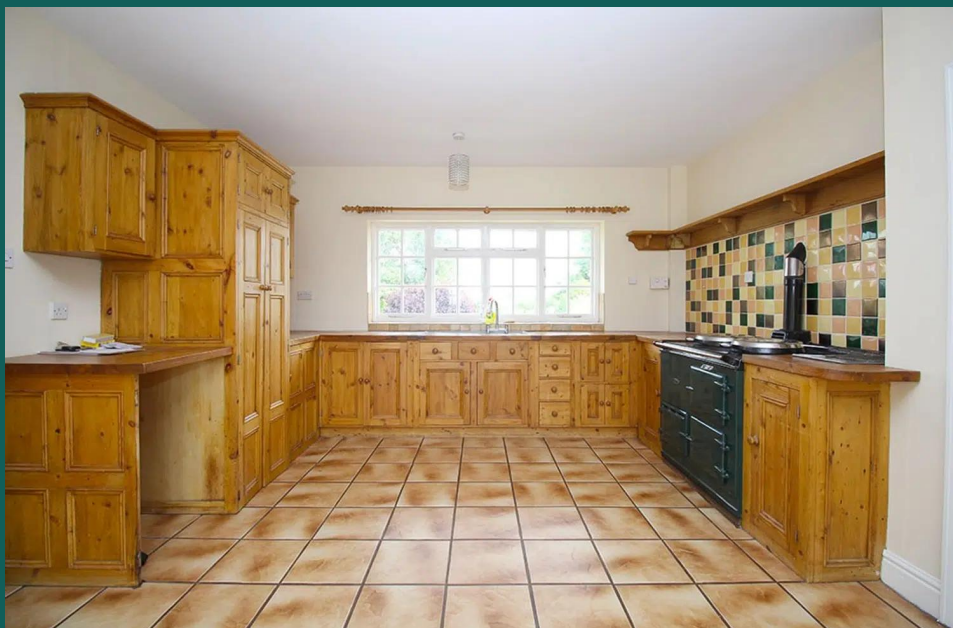




*Wysall Lane*  
Rempstone

4 Bed Detached House • LE12 6RW • £1,900 pcm • £2,190 Deposit





## Wysall Lane, Rempstone

Surrounded by beautiful country views this detached bungalow occupies arguably the most desirable plot in the village. At just under an acre the grounds provide a substantial and flexible space for both family and their pets. The country kitchen with its Aga completes the feel.

### Kitchen 4.6m (15'1) x 3.9m (12'10)

Substantial bespoke country kitchen complete with Aga. Open plan to the dining area.

### Dining room 3.7m (12'2) x 2.2m (7'3)

Patio doors afford views of the garden. Open plan to the Kitchen keep this a social family space.

### Living Room 6.2m (20'4) x 4.8m (15'9)

A substantial and flexible space complete with cast iron imitation wood burner.

### Master bedroom 6.07m (19'11) x 4.93m (16'2)

A substantial bedroom with multiple fitted wardrobes and console table. Direct access to the bathroom and dual aspect views of the gardens.

### Main Bathroom 4.2m (13'9) x 2.7m (8'10)

Three piece Jack-and-Jill style family bathroom / En suite. Complete with over-sized bath and heated towel rail.

### Bedroom Two 4.2m (13'9) x 3m (9'10)

Double size bedroom with fitted wardrobes, shelving and dual aspect views of the gardens.

### Bedroom Three 4.2m (13'9) x 2.9m (9'6)

Double bedroom with views of the gardens.

### Bedroom Four 4.2m (13'9) x 2.9m (9'6)

Double size bedroom with fitted wardrobes, chest of draws and views of the gardens.

### Second Bathroom 2.91m (9'7) x 1.74m (5'9)

Three piece family bathroom complete with shower over bath and heated towel rail.

### Reception 3.38m (11'1) x 2.16m (7'1)

Open plan to the entrance hall this room has plenty of storage and doors to the rear garden. A great place to allow larger families to keep boots and coats.

### Garden and Grounds

Surrounded by agricultural land the property has three separately fenced gardens totalling approximately 0.9 acres. One section benefits from 'Freedom fencing' for dogs.

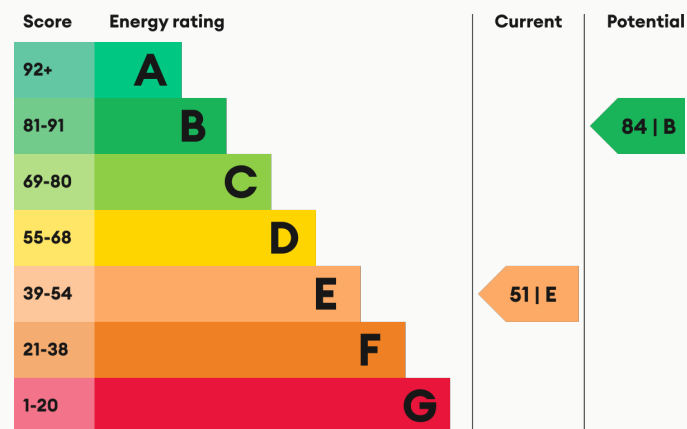
### Parking

Plenty of parking and turning space on the gravel drive complemented by a double garage with electric doors.

### Heating

Oil fired central heating.

### Energy Performance



We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you are traveling some distance to view. All measurements are to widest point.



Aga



Dining room



Livingroom



Wood burner





#### SUPERMARKETS

Co-op Food East Leake	3.4 mi
Marks & Spencer	5.0 mi
Tesco Superstore Loughborough	5.2 mi
Aldi Loughborough	5.3 mi
Lidl Loughborough	5.4 mi

#### GYMS

CrossFit Loughborough	4.8 mi
PureGym Loughborough	5.0 mi
Anytime Fitness Loughborough	5.1 mi
Dynamite Gym Ltd	5.1 mi
NPC Performance Centre	5.3 mi

#### TRAIN STATIONS

Loughborough	4.6 mi
Barrow upon Soar	5.8 mi
Sileby	7.8 mi
East Midlands Parkway	9.4 mi
Nottingham	11.5 mi

#### NURSERY SCHOOLS

Costock Playgroup	2.1 mi
East Leake Day Nursery & PS	2.9 mi
The Honey Bee Day Nursery	3.5 mi
Lantern Lane P and N	4.0 mi
Cobden Childrens Centre	4.9 mi

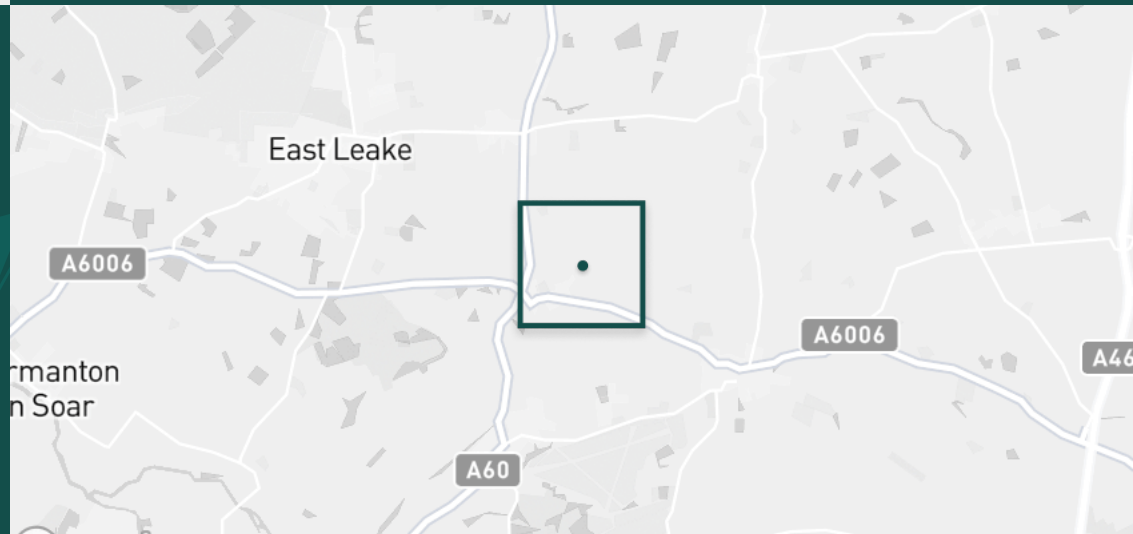
#### PRIMARY SCHOOLS

Wymeswold CE PS	2.0 mi
Burton-on-the-Wolds PS	4.1 mi
Willoughby PS	4.4 mi
Rendell Primary School	4.8 mi
Cobden PS	5.3 mi

#### HIGH SCHOOLS

East Leake Academy	4.0 mi
Limehurst Academy	4.9 mi
Loughborough Grammar Sch	5.7 mi
Our Lady's Convent Sch	5.7 mi
Loughborough High Sch	5.7 mi

Discover  
Rempstone





Reception



Hall



Master Bedroom



Master Bedroom



Bathroom



Bedroom



Bedroom



Bedroom



Bedroom





Bathroom



Bathroom



Gate



Drive





Grounds



Garden

**Available**  
From 01/08/2024

**Comes**  
Unfurnished

**Bedrooms**  
4

**Receptions**  
3

**Bathrooms**  
2

**Parking**  
Driveway

**Postcode**  
LE12 6RW

**Rent**  
£1,900 pcm

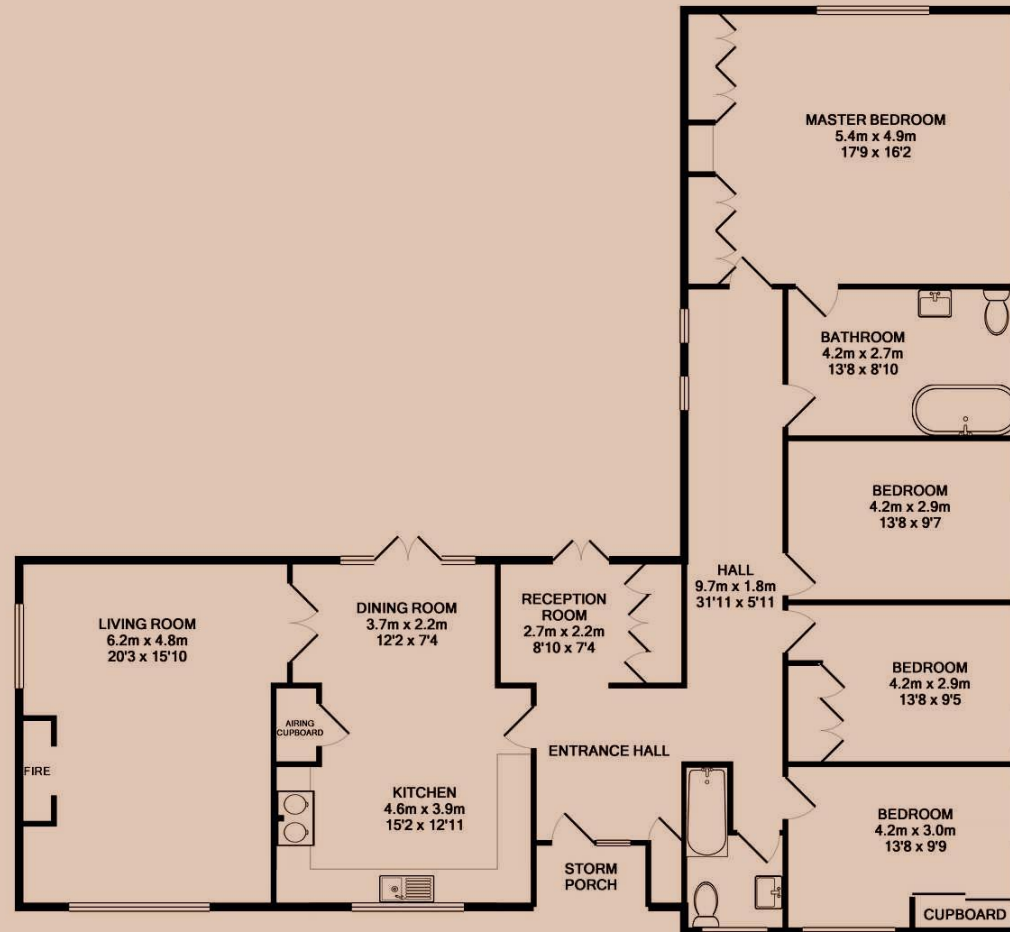
**Deposit**  
£2,190

**EPC**  
51 | E

**Council Tax Band**  
F

**ID**  
#376

**Updated**  
19/07/2024





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