



Smiths
your property experts

Mill Hill Leys

Wymeswold

- Beautifully presented and spacious townhouse
- Lovingly upgraded and furnished by the current owners
- Peaceful cul-de-sac location in the heart of this desirable village
- Off-road parking for two vehicles and a garage
- Four double bedrooms and three bathrooms
- Open-plan kitchen/diner and a separate utility room
- Generous sitting room with a wood-burning stove
- Beautiful landscaped rear gardens with various seating areas



General Description

Smiths Property Experts offer to the market this exceptionally finished and presented modern townhouse in a cul-de-sac setting in the heart of the highly regarded village of Wymeswold. The property has been lovingly upgraded and furnished by the current sellers.

The Location

Wymeswold is a pretty and well-serviced Leicestershire village. There are three public houses, including the Hammer & Pincers, well known for its fine dining options. There is also a chemist, a village shop, and a primary school. Access to Nottingham, Leicester, Loughborough, and Melton Mowbray is excellent via the A46 and local road networks. Loughborough Train Station is within 3 miles and gives access to London St Pancras within 75 minutes.







The Property

The main house has all the benefits of a modern family home, including uPVC double glazing and gas central heating, with a generous net floor area of approximately 1,590 square feet. Expect to find well-appointed living accommodation that is beautifully presented, laid across three floors, and centred around a large entrance hall. The accommodation comprises an entrance hall, a snug, an office, an open-plan kitchen/diner with direct garden access, a modern fitted kitchen with Quartz work surfaces and an adjacent utility room and WC. On the first floor is a superb front-to-back sitting room with a wood-burning stove and Juliet balconies front and back that give wonderful views. There are four double bedrooms, a bathroom, a separate shower room, and en-suite facilities to the principal bedroom.

The Outside

Set in a peaceful cul-de-sac location, the property boasts low-maintenance front gardens. To the rear, there is off-road parking for two vehicles and a garage, with the added benefit of an electric car charging point. The rear gardens are a particular feature, landscaped with fully stocked borders flanking a central lawn and two generous stone and brick-laid patio areas. The terrace to the immediate rear of the main house also boasts a timber pagoda that will give light shade and privacy with a vine or climber plant grown up.







Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: F.

Local Authority: Charnwood Borough Council.

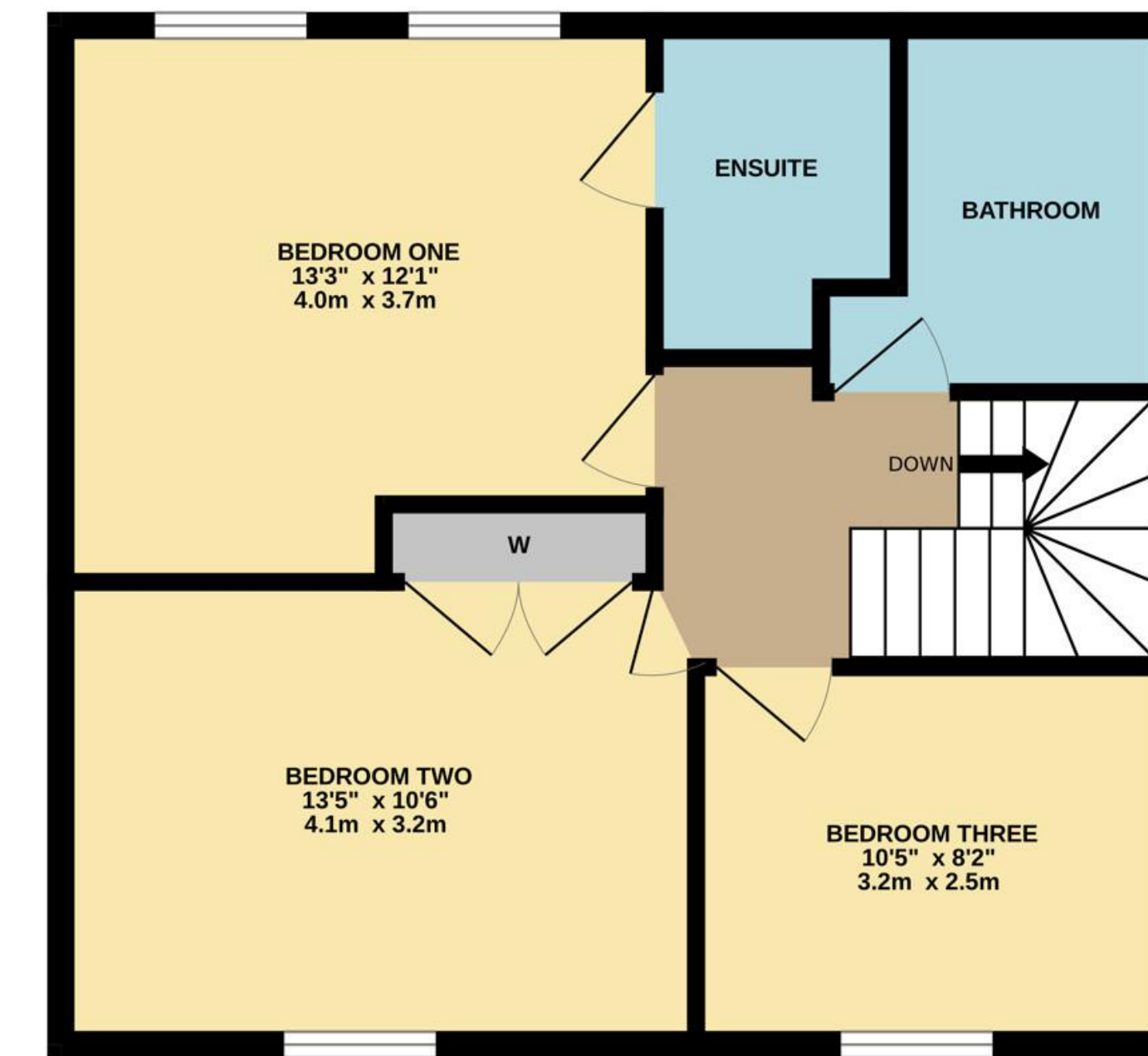
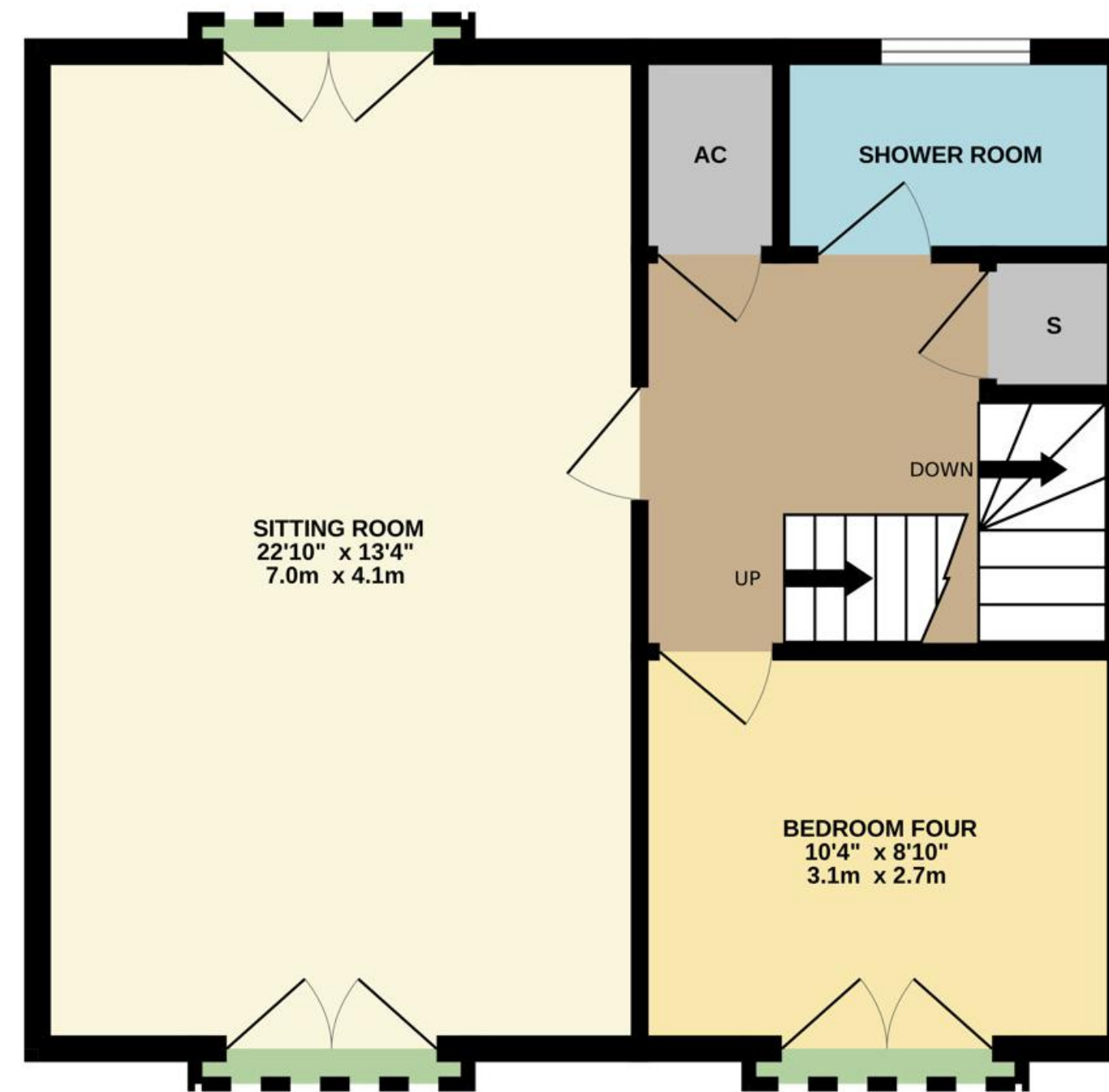
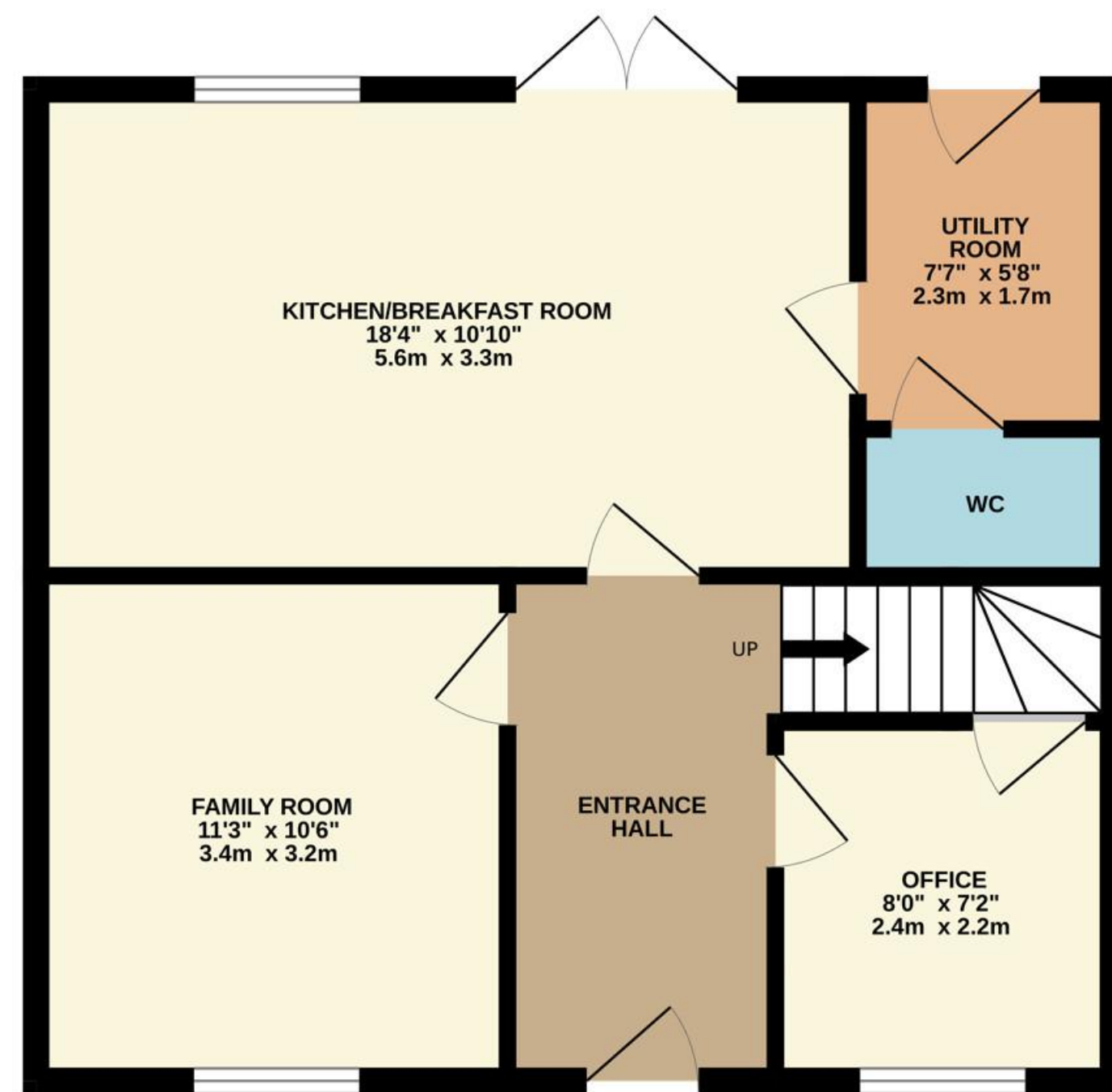
Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 1590 sq.ft. (147.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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