

# Holdings

A Modern Estate Agent



## 117 Brook Street

Wymeswold, Loughborough, LE12 6TT

Offers in the region of £425,000



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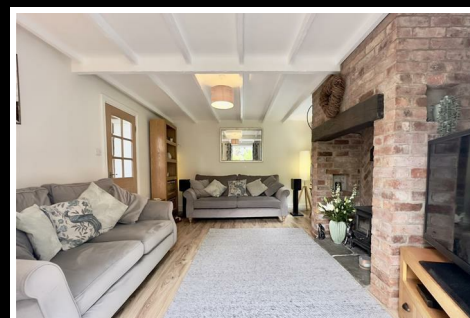
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# 117 Brook Street

Wymeswold, Loughborough, LE12 6TT

## Offers in the region of £425,000



The property boasts many character features and briefly comprises of a Lounge, contemporary fitted living kitchen, downstairs wc, utility / study room, three bedrooms; master with en-suite and a modern family bathroom. Externally this home boasts a beautiful carefully maintained rear garden, rear brick paved patio seating areas and access via the garden to the detached workshop.

Wymeswold village offers a range of local amenities to include three well regarded pub restaurants and primary school and is well positioned for access to a variety of commuter routes to Leicestershire, Loughborough, Derbyshire, and Nottinghamshire whilst also benefiting from a peaceful countryside location.

Upon entering the property via the spacious entrance hallway, this provides access onto all ground floor accommodation, a ground floor w/c and stairwell rising to first floor. The Lounge is a great space for all the family to enjoy and is complete with a feature log burning stove and herringbone brick surround and dual aspect window and french doors onto the beautiful rear garden.

The heart of this home is the stunning living kitchen which houses space for a dining set, seating area and is complete with a fitted kitchen comprising of a rangemaster cooker, Belfast sink, integrated appliances to include: 2 Fridges, Freezer and a dishwasher, stable door to rear elevation and tri aspect windows. Completing the ground floor accommodation is a sizeable utility room which

would also make an ideal study space. This room is complete with plumbing space for a washing machine and tumble drier, inset sink and drainer and door to rear elevation.

Ascend onto the first floor and you will find three double bedrooms, master with en-suite and the family bathroom. The master suite is complete with fitted wardrobes to two elevations and an en-suite comprising of a walk in shower, low flush w/c and wash hand basin. The family bathroom is complete with a freestanding bath, w.c and wash hand basin.

To the outside the property is set in an enviable position with open views to front elevation. To the front is a driveway offering off road parking and side gated access onto the rear garden. Externally this home boasts a beautiful carefully maintained rear garden, rear brick paved patio seating areas and access to the detached workshop from the garden.

### Disclaimer

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.



## Road Map



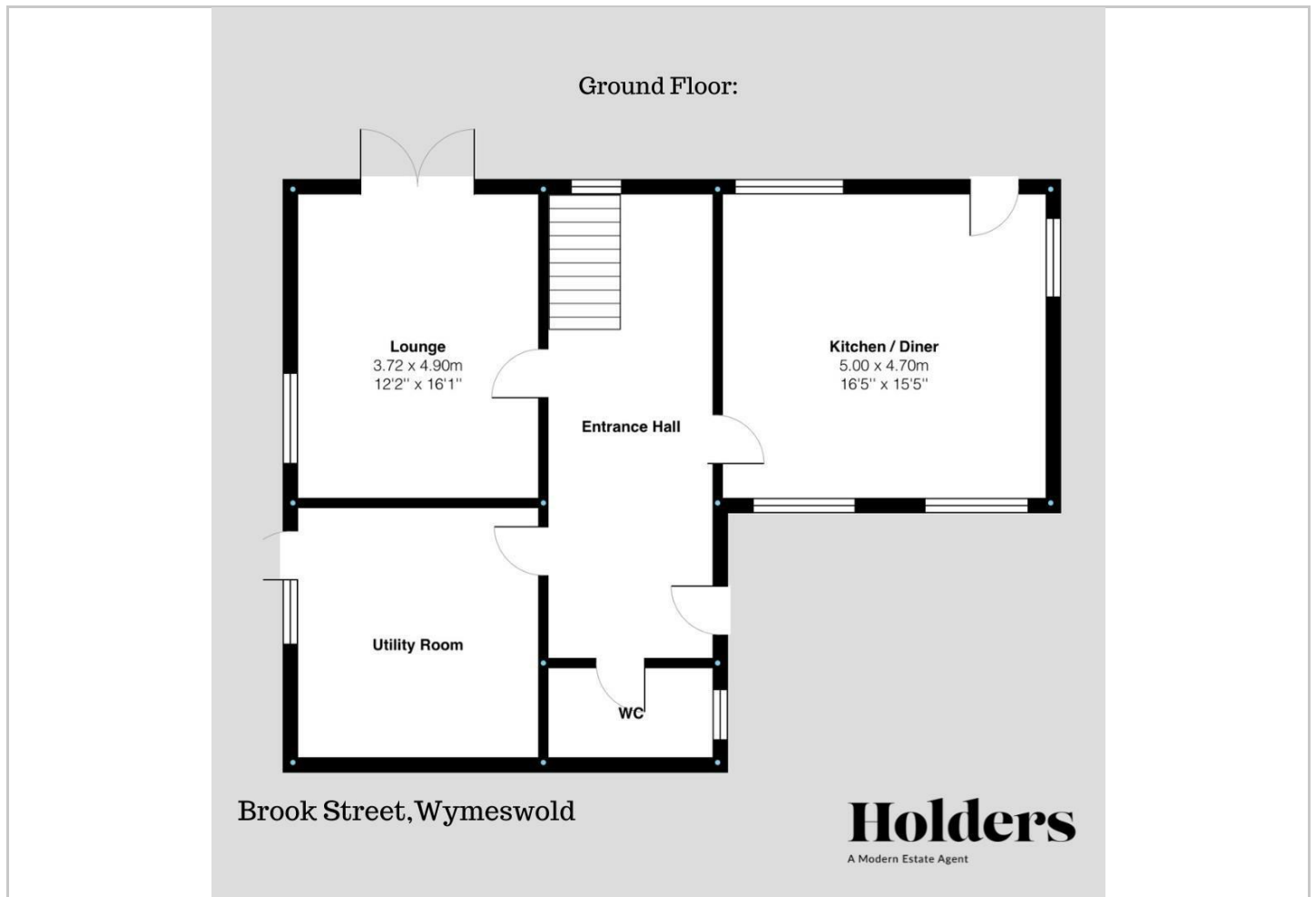
## Hybrid Map



## Terrain Map



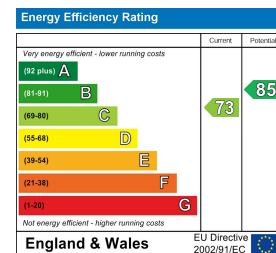
## Floor Plan



## Viewing

Please contact our Holdings - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.