



OFFERS OVER £500,000
BROOK STREET, WYMESWOLD,
LEICESTERSHIRE



Rezide is pleased to present this beautifully improved five-bedroom detached family home, built in the 1730s, located in the highly desirable village of Wymeswold. Positioned on picturesque Brook Street, within sight of one of the village pubs, this stunning characterful property is absolutely perfect for a family yearning for a rural lifestyle. As you approach this delightful home, you are greeted by its charming curb appeal, featuring a driveway to the side with off-road parking and the potential to create more in the current position of a patio area. The lawned gardens have a south-facing aspect, mature borders, and a large timber shed. Additionally, the property benefits from a modern heat pump and solar panels on the roof, enhancing its eco-friendliness.



In brief, the property comprises an entrance hall, lounge, study, boot room, WC, kitchen, rear lobby, dining room, and utility room on the ground floor. The first-floor landing gives access to the family bathroom and bedrooms three, four, and five, as well as stairs to the second floor. On the second floor, the landing provides access to bedrooms one and two, with each bedroom having access to a dressing room that leads to the Jack & Jill ensuite. The entrance hall features flagstone flooring, radiators, and exposed timbers, setting a welcoming tone. The lounge, with its double-glazed window to the front aspect, laminate wood floor, log burner with quarry tile hearth, exposed timber ceiling, radiator, and an internal window through to the boot room, is both cozy and inviting. The study, perfect for quiet work or reading, features a double-glazed window to the front aspect, carpeted floor, radiator, and exposed timber ceiling. The boot room offers practical storage with double-glazed windows to the side and rear aspects, a double-glazed composite door to the side aspect, vinyl floor, and radiator.







The kitchen, a chef's delight, boasts a double-glazed window to the side aspect, tiled floor, radiator, quartz worktops, a range of base drawer and wall-mounted kitchen units, Belfast sink, tiled splashback, overhead extractor, rangemaster cooker, pantry, and plumbing for a dishwasher. The rear lobby features a skylight roof window, airing cupboard, a large storage cupboard, and room for an upright freezer, providing access to the dining room and utility room. The dining room, ideal for family meals, has double-glazed French doors to the side aspect, laminate floor, radiator, and access to a loft hatch. The utility room, with a skylight roof window, tiled floor, roll-top worktop, tiled splashback, inset stainless sink, base unit, plumbing for a washing machine, and space for a dryer, also has exposed timbers and a storage rack.





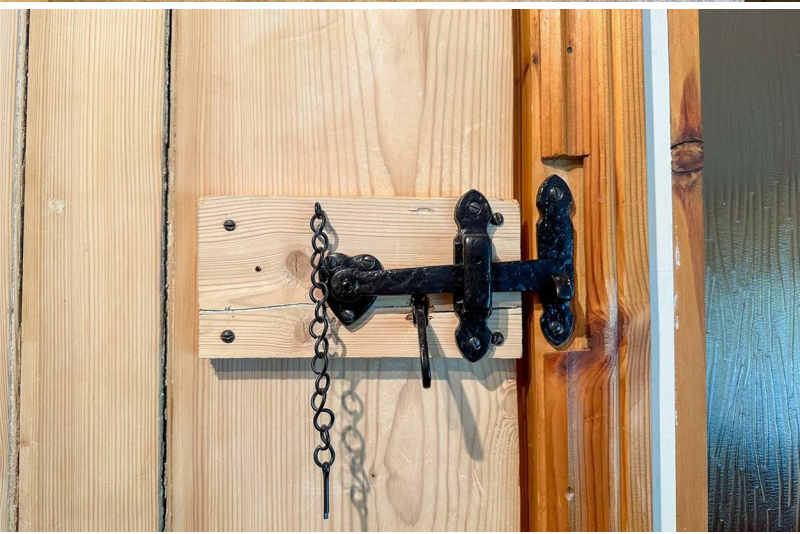


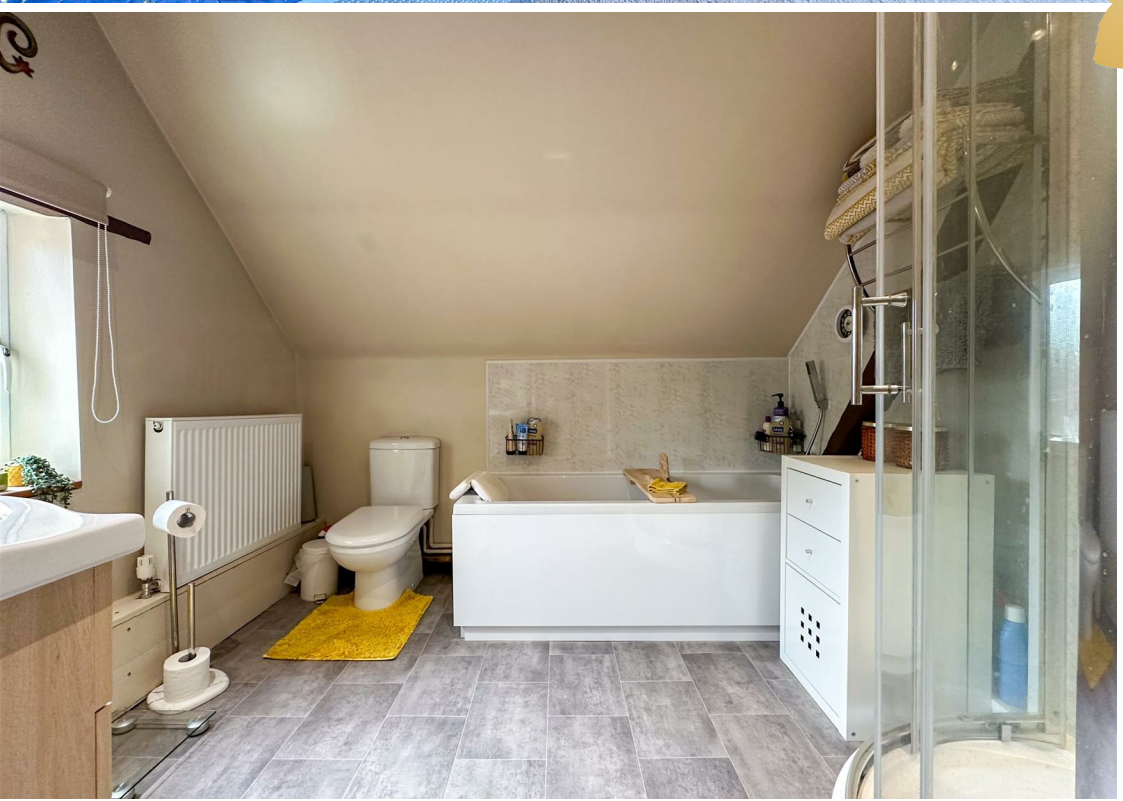
The first-floor landing, with a double-glazed window to the side aspect, radiator, built-in storage cupboard, and stairs to the second floor, provides access to bedrooms three, four, and five, as well as the family bathroom. Bedroom three features double-glazed windows to the front and rear aspects, carpeted floor, radiator, and fitted sliding wardrobes. Bedroom four, with a double-glazed window to the front aspect, radiator, exposed timbers, and carpeted floor, is both spacious and characterful. Bedroom five, featuring double-glazed windows to the rear and side aspects, fitted wardrobes, carpeted floor, exposed timber ceiling, and radiator, is versatile and inviting. The family bathroom, with an obscured double-glazed window to the side aspect, vinyl floor, white panelled bath with tiled splashback, shower cubicle, chrome towel radiator, vanity unit sink, and toilet, extractor, and exposed timber ceiling, is both functional and stylish.





On the second floor, the landing provides access to bedrooms one and two. Bedroom one, with a double-glazed window to the front aspect, vaulted ceiling with exposed timbers, carpeted floor, radiator, built-in storage cupboards, and access to the dressing room, is a tranquil retreat. Bedroom two, featuring a double-glazed window to the front aspect, carpeted floor, radiator, exposed timbers, and loft hatch, is spacious and bright. The dressing room, a large L-shaped room with carpeted floor, radiator, exposed timbers, and a double-glazed window to the rear aspect, provides access to the Jack & Jill en-suite. The Jack & Jill en-suite, with an obscured double-glazed window to the rear aspect, vinyl floor, vanity unit sink, pedestal toilet, panelled bath with tiled splashback, shower cubicle with fitted extractor, and LED spotlights, is both luxurious and practical.







The property features a driveway to the side with off-road parking and potential to create more in the current position of a patio area. The lawned gardens have a south-facing aspect, mature borders, and a large timber shed, making the outdoor space perfect for relaxation and entertainment. Wymeswold is a beautiful, quaint village with a warm traditional community. It boasts fantastic local pubs, a village shop, and nearby attractions such as Lakeside clay shooting ground and fishing lakes. The village is well-connected, with Loughborough and Melton Mowbray a short drive away, and Nottingham and Leicester city centres less than 30 minutes by car. This makes Wymeswold an ideal location for commuters.





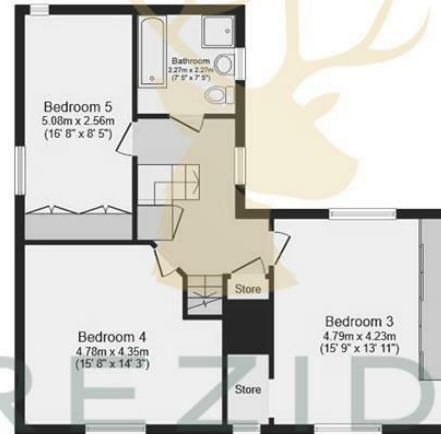
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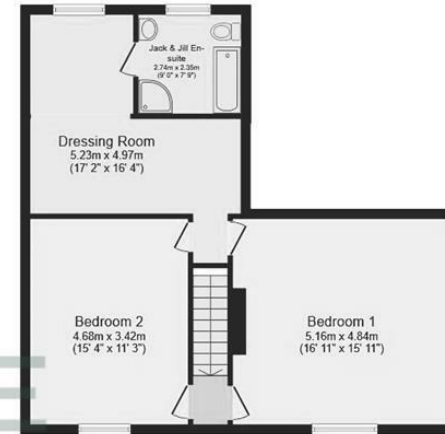
PLOT PLAN FOR GUIDANCE ONLY



Ground Floor



First Floor



Second Floor

Total floor area 238.7 sq.m. (2,569 sq.ft.) approx

Whilst every attempt has been made to ensure the accuracy of the information 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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