



The Laurels, 8 Wrights Lane, Wymondham, Leicestershire, LE14 2BA
Guide Price £825,000



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Executive detached family residence with an oversized double garage, ample off-road parking and enclosed rear garden offering extensive accommodation presented in immaculate order throughout in a quiet nook of this well-regarded village.

** Living Room * Office * Superb Kitchen/Diner * Utility & Pantry * Cloakroom/WC * 5 Double Bedrooms * 3 Bath/Shower Rooms **



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The Laurels is constructed to high specification of local stone and brick with quoins under tiled roof and provides spacious and well-proportioned accommodation arranged over two storeys. Built in 2019, the property benefits from the majority of its 10-year' NHBC guarantee and is energy efficient, with very good insulation, high-performance glazing and gas-fired central heating system (underfloor heating to ground floor and conventional radiators to first floor).

The beautifully presented accommodation features an array of good quality fittings, including superb kitchen with integrated appliances, luxury family bathroom and oak internal doors and briefly comprises:

GROUND FLOOR: Reception Hall, Cloakroom/WC, Living Room with log-burning stove, Office, open-plan Kitchen/Diner, Utility Room, Pantry; FIRST FLOOR: Gallery-style Landing, 5 large Double Bedrooms, two of them with en-suite Bath/Shower Rooms, Family Bathroom.

Viewing is highly recommended to appreciate the quality of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

Covered Porch

Oak front entrance door with glazed inset and obscure glazed side panel leading to:

Reception Hall

Spacious hallway with wood flooring, built-in cupboard housing controls for underfloor heating, security alarm control pad, recessed ceiling spotlights, galleried staircase with oak handrail and open spindles leading to first floor.

Cloakroom/WC

White suite of concealed-cistern WC and vanity hand basin with tiled splashback, mixer tap and cupboards beneath, wood flooring, window to front.

Living Room 7.57m max x 5.84m (24'10" max x 19'2")

Imposing fireplace with brick surround, slate hearth and heavy oak lintel above housing log-burning stove, wall-light points, recessed ceiling spotlights, two windows to front, bi-fold doors leading to sunken patio area and rear garden beyond.

Office 5.11m max x 3.35m max (16'9" max x 11'0" max)

Wood flooring, window to side.

Open-plan Kitchen/Diner 8.51m x 3.96m (27'11" x 13'0")

Kitchen Area

Beautifully fitted in contemporary shaker style and featuring quartz work surfaces with matching upstand, inset 1.5-bowl sink with mixer tap and grooved drainer, integrated Leisure Cuisine Master range-style cooker with electric ovens and gas hob,

glass splashback and stainless steel Leisure Patricia Urquiola design extractor above, ample base cupboard and drawer units, integrated Neff dishwasher, eye-level wall cupboards, built-in Samsung microwave oven, matching island unit with drawers and built-in wine fridge beneath and two tall double cupboards with top boxes framing American-style Samsung fridge-freezer.

Tiled floor, recessed ceiling spotlights and traditional ceiling light fitting points, two windows overlooking rear garden.

Dining Area

Tiled floor, recessed ceiling spotlights and traditional ceiling light fitting points, bi-fold doors giving access to sunken paved patio and rear garden beyond.

Utility Room 3.25m x 1.40m (10'8" x 4'7")

Fitted wood-effect worktop with matching upstand, inset 1.5-bowl stainless steel single drainer sink with mixer tap, base cupboards and appliance space beneath. Tiled flooring, window to rear, internal door to Pantry, panelled external door with glazed inset to side.

Pantry 2.31m x 1.85m (7'7" x 6'1")

Tiled flooring, window to side.

FIRST FLOOR

Landing

Gallery-style landing of generous proportions

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featuring built-in airing cupboard with slatted shelving, radiator, recessed ceiling spotlights, loft access hatch and window to front.

Master Suite:

Bedroom One 8.00m max x 5.51m (26'3" max x 18'1")

Large built-in double wardrobe, two radiators, two windows overlooking front garden.

En-suite Shower Room

Contemporary white suite of concealed-cistern WC and rectangular hand basin with tiled splashback, mixer tap and vanity cupboards beneath, corner shower cubicle with tiled surround, Mode deluge shower above and a further handheld shower attachment, built-in storage cupboard, chrome heated towel rail, recessed ceiling spotlights, extractor fan.

Bedroom Two 5.87m max x 3.99m max (19'3" max x 13'1" max)

Built-in double wardrobe, two radiators, two windows to rear overlooking garden.

En-suite Bathroom

Contemporary white suite comprising concealed-cistern WC, rectangular hand basin with mixer tap and drawers beneath and panelled bath with mixer shower attachment, separate shower enclosure with Mode deluge shower above and a further handheld shower attachment, chrome heated towel rail, tiled walls, recessed ceiling spotlights, extractor fan, window to rear.

Bedroom Three 4.22m min x 4.22m max (13'10" min x 13'10" max)

Built-in double wardrobe, radiator, window to rear overlooking garden.

Bedroom Four 4.78m max x 3.38m max (15'8" max x 11'1" max)

Built-in double wardrobe, radiator, two windows to front.

Bedroom Five 3.99m max x 3.40m max (13'1" max x 11'2" max)

Built-in double wardrobe, radiator, window to rear overlooking garden.

Family Bathroom

The luxury family bathroom is stylishly appointed with concealed-cistern WC, Jack-and-Jill wash hand basins with mixer taps set in vanity unit with cupboards beneath, freestanding, double-ended slipper bath with central mixer tap and separate large 'P'-shaped walk-in shower enclosure with aqua-board splashbacks, Mode deluge shower above and a further handheld shower attachment. Chrome heated towel rail, attractive wood panelling to dado height, recessed ceiling spotlights, extractor fan, window to side.

OUTSIDE

The property is accessed via an expansive private gravel driveway which leads to the garage and provides ample off-road parking for a number of vehicles.

Integral Double Garage 8.05m x 5.61m (26'5" x 18'5")

Oversized double garage with two electric roller shutter doors to front, window to side and personnel door to side.

Front Garden

There is a border featuring rose bushes to the left of the driveway and an area of raised lawn to the right of the driveway flanked by an established laurel hedge from where a paved pathway leads behind the garage into the rear garden.

The front and rear of the property are also linked on the other side of the house.

Rear Garden

The fully enclosed rear garden enjoys a west-facing aspect and has been arranged to include a large, Indian sandstone paved sunken patio running the width of the rear elevation bounded by low-level stone walling and steps leading to lawn with inset trees and adjoining borders containing a variety of shrubs, bushes and plants.

TENURE

Freehold

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

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According to <https://checker.ofcom.org.uk/>

Broadband availability: Standard, Superfast

Mobile signal availability:

Indoor: O2 - voice likely, data limited; EE, Vodafone - voice and data limited; Three - none

Outdoor: O2, EE, Vodafone - voice and data likely;

Three - voice likely, data limited

Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

WYMONDHAM

Wymondham is a delightful village in eastern Leicestershire lying approximately equidistant from both Melton Mowbray and Oakham. Within the village are a number of amenities including a public house, local school, an antique shop, a wine merchants and a windmill with shops and a tearoom. Others amenities are available in the adjoining villages and town.

For commuters, it is well positioned within driving distance of Leicester, Nottingham, Grantham and close to the A1 with a good journey time to either Grantham and Peterborough where there are frequent train services to London Kings Cross.

Leisure activities in the area are many and varied with country rambles or horse rides and sports including

golf, football, tennis, bowls, etc. all available within the vicinity. Rutland Water a few miles away is a good location to spend time where there is fishing, sailing, cycling and bird watching.

COUNCIL TAX

Band G

Melton Mowbray District Council. Telephone 01664 502502

FLOOD RISK

There is no flood risk for this property.

This home is not at risk of flooding from rivers and seas.

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING

By appointment to be made through the Selling

Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to

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this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.











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Approximate Area = 3516 sq ft / 326.6 sq m (includes garage)
For identification only - Not to scale



Energy Efficiency 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		
	86	90

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctchem 2024. Produced for Murray Chartered Surveyors and Estate Agents. REF: 1184542

