

# London Lane

Wymeswold, Loughborough, LE12 6UB

John   
German









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Offers In Region Of £375,000

A beautifully presented, extended, spacious and light home full of original character features, in a highly sought after village location, with further potential to extend (STPP) and open field views to the rear.





This property would make an ideal purchase for first time buyers, professional couples or families.

The property is located within close proximity to a range of amenities including Wymeswold C of E Primary School, Post Office, Pharmacy, The Windmill Public House and Hammer & Pincers 3AA Rosette restaurant.

The nearby major conurbation of Loughborough, approximately 15 minute drive away, offers further amenities including Loughborough University, leisure centre, supermarkets, shops, boutiques, pubs and restaurants. Public transport is well catered for by regular bus service; commuter access to the M1, A46 and A6 is excellent.

Accommodation comprises three bedrooms, loft room (accessed from staircase in rear bedroom), family bathroom, ground floor W.C., utility room with original quarry tiles, lounge, sitting room (both with wood burners) and kitchen/diner.

Externally, the garden is of good size, very private, overlooking open fields and west facing, which makes for some beautiful sunsets. To the front, there is a single garage with electricity supply while the driveway provides comfortable parking for two vehicles.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Charnwood Borough Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.chnwood.gov.uk](http://www.chnwood.gov.uk)

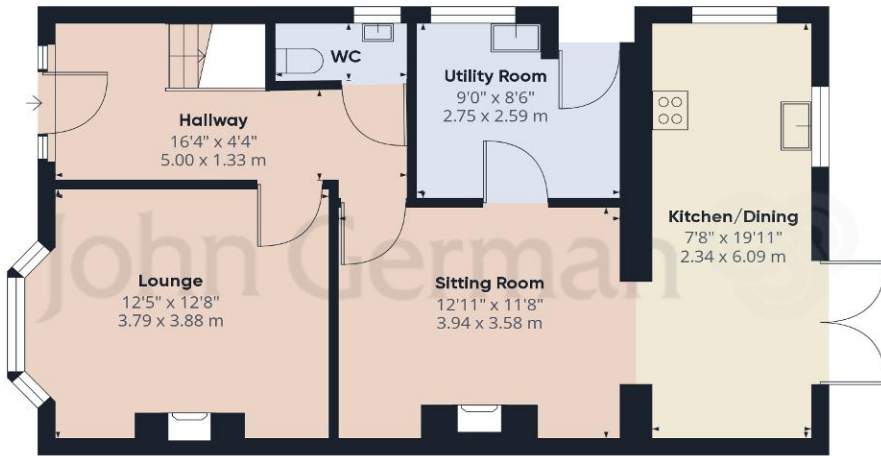
**Our Ref:** JGA/12092024

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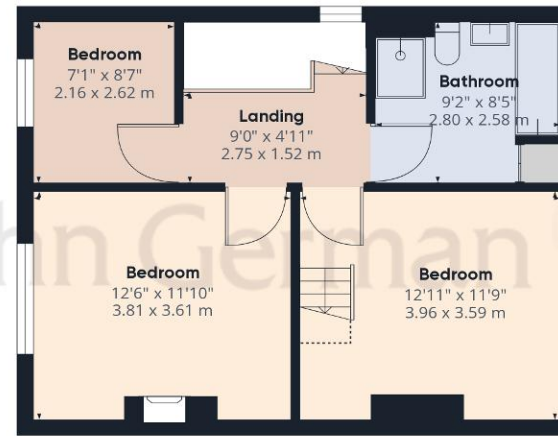




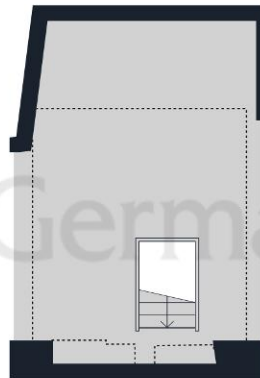




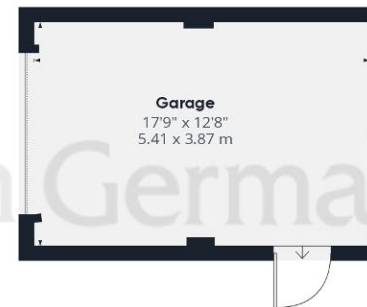
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

1570.35 ft<sup>2</sup>

145.89 m<sup>2</sup>

**Reduced headroom**

88.69 ft<sup>2</sup>

8.24 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**





### Agents' Notes

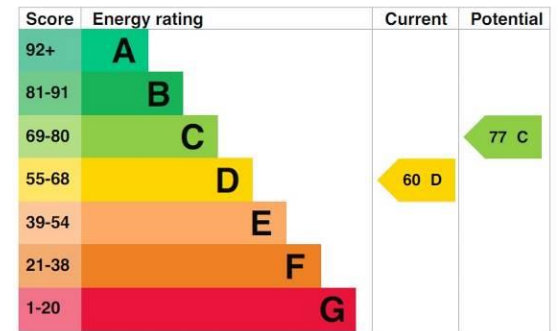
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### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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