Far Street

Wymeswold, Loughborough, LE12 6TZ















This wonderful home would make an ideal purchase for professional couples, growing or established families.

The property is set within Wymeswold Conservation Area and provides easy access 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. Loughborough Railway Station is 10 minutes away by car and offers links to London and Edinburgh. East Midlands Airport is approximately 25 minutes away by car.

Accommodation comprises four double bedrooms, en-suite, family bathroom, ground floor W.C., utility room, dining kitchen, lounge, formal dining room and a home office/study.

Externally, the rear garden is of good size, very private and south facing, laid to lawn with raised borders and decked seating area with summer house. The double garage is accessed via the driveway, utility room or rear garden and offers a fantastic space for storage, vehicular access or recreational activities. The driveway provides comfortable parking for up to three vehicles.

Agents notes: The driveway must be kept clear to allow the neighbouring property (no.2) access to their property and parking facility.

Where covenants are listed on the Land Registry Title, the buyer(s) is liable for their own investigations, via an appropriate legal professional.

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 & double garage Electricity supply: Mains Water supply: Mains

Sewerage: Mains with additional soakaway

Heating: Mains

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

Broadb and type: Fibre - 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 F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/29102025

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Approximate total area⁽¹⁾

2107 ft² 195.6 m²

Floor 1 Building 1

Summer House
2.45 x 2.35 m

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration

GIRAFFE**360**

Ground Floor Building 2























Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and relable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

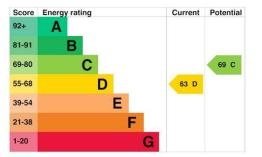
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Referral Fees

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 dients 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.



John German

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