



The Nook, 9 Bursnells Lane, Wymondham, LE14 2BD

 **NEWTON FALLOWELL**



3 1 2

## Key Features

- Character Stone Cottage
- Three Bedrooms
- Two Reception Rooms
- Kitchen with Aga
- Exposed Beams
- Latch & Brace Doors
- Desirable Village Location
- NO UPWARD CHAIN
- EPC Rating E
- Freehold

Guide price £350,000







Situated in a most desirable Leicestershire village between the market towns of Oakham and Melton Mowbray is this stone cottage, having a wealth of character features including latch and brace doors and exposed beams. The accommodation comprises in brief, entrance hall, living room, dining room, and kitchen, stairs rising to the first-floor landing with doors off to three good sized bedrooms and a bathroom. Please note there is no actual garden or driveway to the house, but parking is available outside the property.

Accessed via the front door into the entrance hall with stairs rising to the first floor and door through to the living room having a window to the front aspect, exposed beam, latch and brace door, and stone fireplace with inset log burner. Latch and brace door off to the dining room with a window to the front aspect, exposed beam, stone fireplace with an inset log burner, wall mounted central heating boiler and step up into the kitchen fitted with pine wall and base units, roll top work surfaces, tiled splashbacks, sink and drainer, space for freestanding cooker and fridge freezer, tiled floor, windows on two sides and door to the front aspect. Stairs rising to the first floor with doors off to three bedrooms and a bathroom.



Wymondham is a desirable rural village situated on the boundaries of Rutland and Lincolnshire with easy access to the A1 and many local amenities including a Primary School, a popular public house, The Berkeley Arms, a Windmill that has been converted into a visitor attraction with a tearoom and many craft shops. There is also a part-time mobile Post Office which visits the village twice a week.





Entrance Hall

Living Room 5.35m x 3.64m (17'7" x 11'11")

Dining Room 4.94m x 3.96m (16'2" x 13'0")



Kitchen 3.98m x 3.19m (13'1" x 10'6")

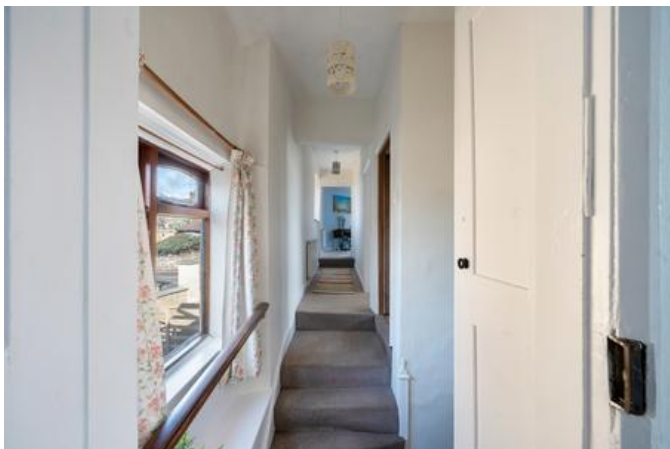
Bedroom One 4.13m x 3.74m (13'6" x 12'4")

Bedroom Two 4.61m x 3.61m (15'1" x 11'10")



Bedroom Three 2.96m x 2.41m (9'8" x 7'11")

Bathroom 3.06m x 2.49m (10'0" x 8'2")





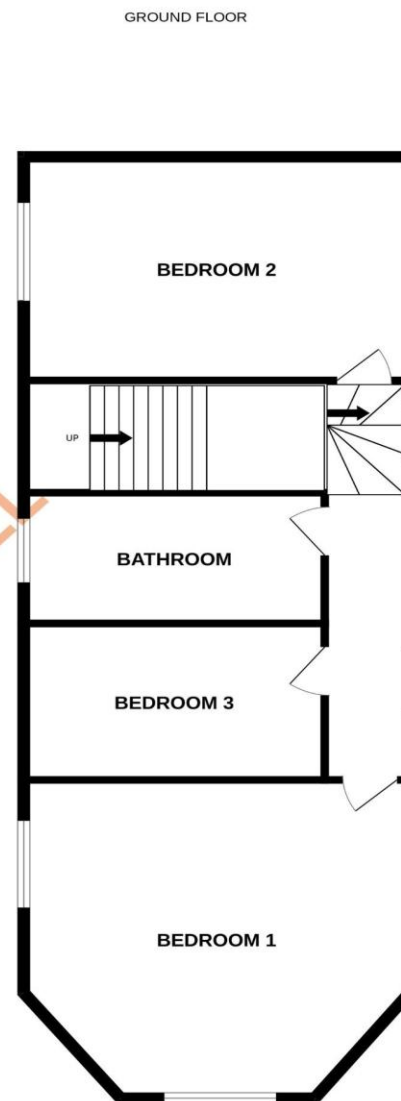
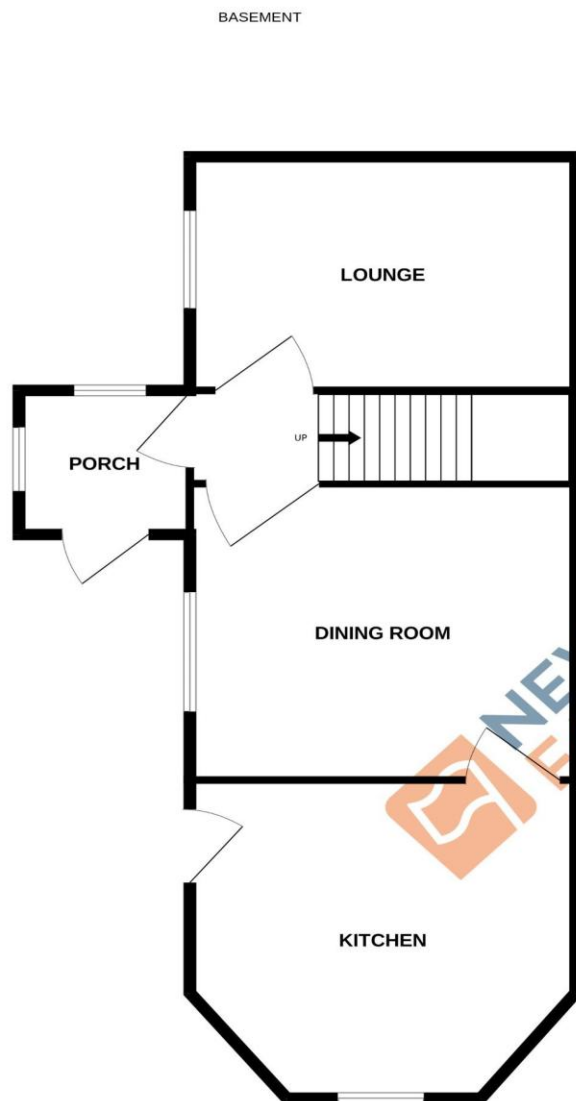


BURSNALL BOOT MAKERY

FOR SALE  
NEWTON FALLOWELL  
01664 566210  
newtonfallowell.co.uk

WYANDHAM LODGE 13  
STONE COTTAGE





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

#### COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council  
Council Tax Band: D

#### AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

#### ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

#### REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.