



SWISS COTTAGE
SPRING LANE, WYMONDHAM

JAMES
SELICKS



“... BEAUTIFULLY-PRESENTED FOUR-BEDROOM COTTAGE ...”

A beautifully-presented four-bedroom cottage that perfectly blends character with modern comforts, featuring light and airy living spaces, a south-facing garden, and off-road parking, ideally located in the heart of Wymondham.

Dining Kitchen • Two Reception Rooms • Utility Room, Downstairs Cloakroom • Four Bedrooms • Two Bath/Shower Rooms • South Facing Garden • Off-Road Parking, Outbuildings • Village Location • EPC - D •

Accommodation

The central hall features a traditional Victorian-style tiled floor and provides access to the ground floor accommodation, with stairs leading to the first floor. The ground floor comprises a dining kitchen, two generous reception rooms, a downstairs cloakroom, and a cellar utility room. The kitchen is fitted with shaker-style units, timber flooring, an integrated dishwasher, space for a Range-style cooker, and a useful storeroom for a fridge-freezer and additional storage. There are two windows with shutters and a window space fill the space with natural light and character. Both reception rooms overlook the garden through deep bay windows, creating a bright and airy atmosphere. The living room is centred around a charming brick fireplace with a log-burning stove, while the other serves as a dining room. A hallway from the kitchen leads to the side of the house and the cloakroom, while the cellar has been fully fitted as a utility room with extra storage, a secondary sink, and plumbing for white goods.

Upstairs, impressively high ceilings enhance four bedrooms and two bathrooms. The main bedroom benefits from built-in wardrobes and a spacious en-suite with a bath, separate shower, basin, WC, and heated towel rail. There are a further two garden-facing bedrooms—a double with a feature fireplace and a single—plus a third double to the rear overlooking the village street scene. These bedrooms share a modern shower room with a large walk-in shower, basin, WC, and heated towel rail.

Outside

Externally, the property occupies a generous south-facing plot that wraps around two sides of the house. A gravelled driveway provides off-road parking for two vehicles and leads directly into the garden. The garden is divided into two distinct areas: a hard-landscaped section with planting, a greenhouse, and a shed, and a main lawn featuring a large patio ideal for entertaining and a summer house. With its southerly orientation and mature boundaries, the garden enjoys sunlight for much of the day and provides a bright and private outdoor space.



Location

Wymondham is a picturesque village perfectly located between Melton Mowbray and Oakham, offering a charming mix of rural life and community spirit. The village features a pub, local school, and the iconic Wymondham Windmill with its tearoom, boutique shops, and café, alongside the French Vibes shop with fine wines, champagne, cheese, and bread. Community life thrives at the village hall with Six Nations and World Cup match screenings, Pilates, Women's Institute, sports, and live-streamed National Theatre performances. The pub hosts backgammon, book and bridge clubs, plus live music. Beautiful countryside provides amazing dog walks. Well connected, Wymondham offers easy access to Leicester, Nottingham, Grantham, and the A1, with fast trains from Grantham or Peterborough to London King's Cross in under an hour.

Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating.

Melton Borough Council – Tax Band E

Tenure

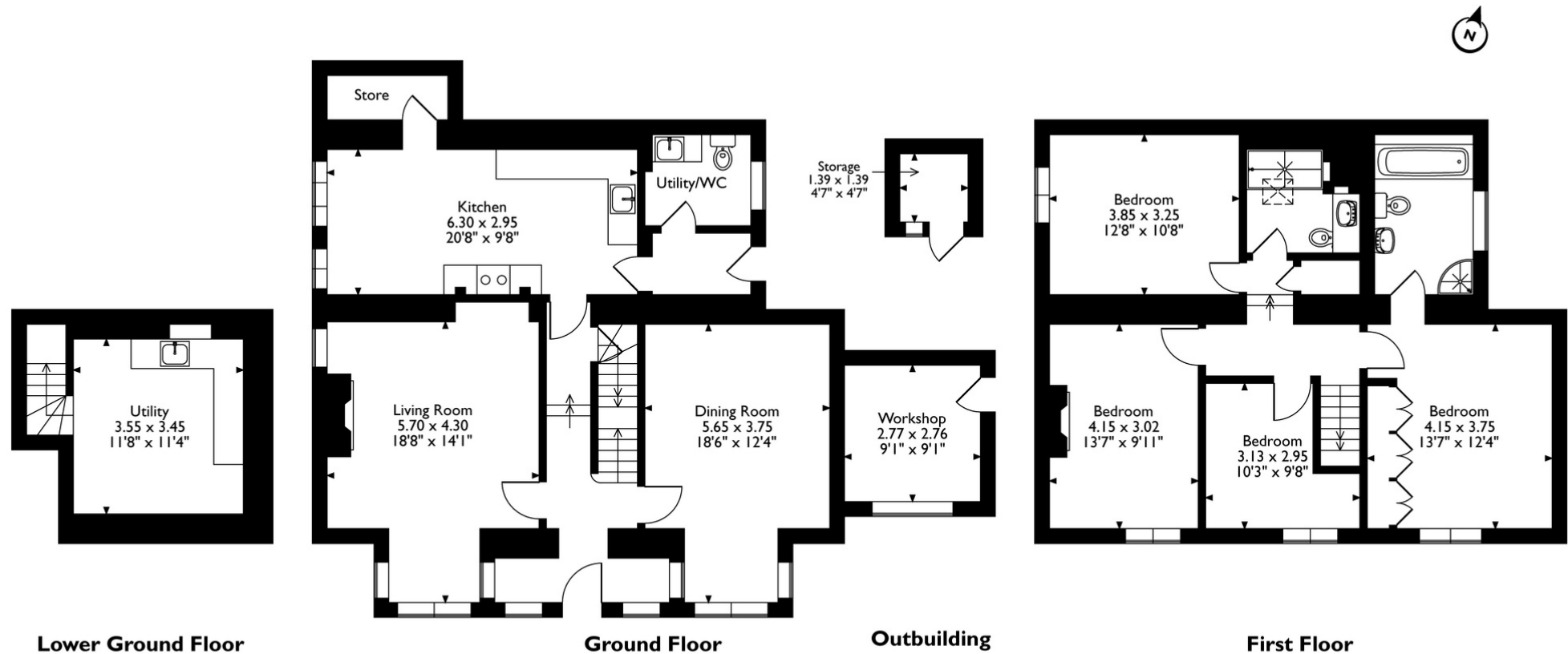
Freehold



Swiss Cottage, 9 Spring Lane, Wymondham, Melton Mowbray LE14 2AY

House Total Approx. Gross Internal Floor Area = 1926 ft² / 179 m²

Measurements are approximate, not to scale, for illustrative purposes only.



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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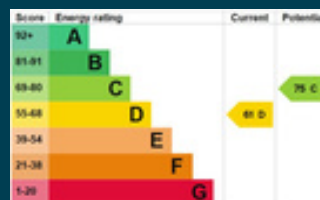
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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

