

# Storkit Lane

Wymeswold, Loughborough, LE12 6XR

John German



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Offers In Excess Of £615,000

An impeccably presented, significantly upgraded home, situated on a private road within a highly sought-after residential development, boasting a private southwest facing rear garden, large double garage and open aspect to the front elevation where the sunrises are truly spectacular.



The current owners have tastefully upgraded the property with a light French oak kitchen, fitted dressing units to the principal bedroom, Venetian glass wardrobes and a beautiful marble fireplace.

This beautiful home would make an ideal purchase for executive couples or families.

The property is nestled on the edge of Wymeswold Village 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 bedrooms, en-suite, family bathroom, ground floor W.C., separate utility room, cosy lounge and a spacious open plan kitchen/dining/family room.

Externally, the rear garden is of good size, very private and southwest facing, predominantly laid to lawn with fledgling evergreen borders which provide excellent privacy screening for the decked and paved seating areas when relaxing or entertaining. The double garage is accessed via a side personnel door or from the double block paved driveway using the electric roller door. There is also an EV charger.

**Agents notes:** We understand there is a communal maintenance fee of currently £600 per annum.

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

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

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

**Property construction:** Standard

**Parking:** Drive & double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** 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 E

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

**Our Ref:** JGA/04022026

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

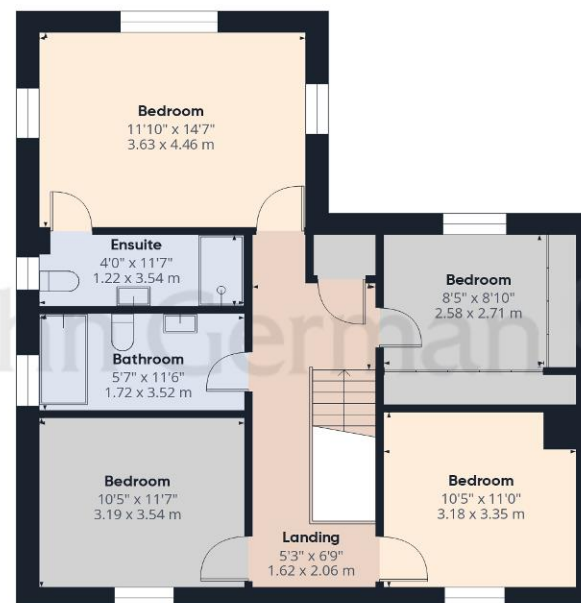




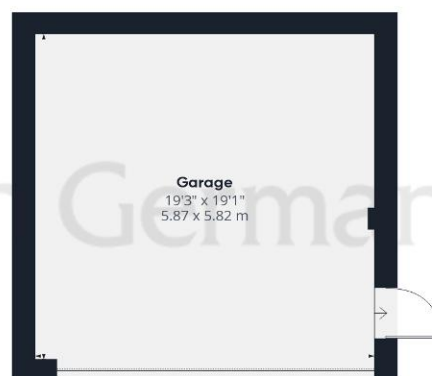




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1953 ft<sup>2</sup>

181.4 m<sup>2</sup>

(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 only.

GIRAFFE 360





## 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 reliable, 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.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

## 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## John German

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