

# Brook Street

Wymeswold  
Loughborough  
LE12 6TT

Guide Price £1,195,000



 0115 841 1155



- Five-bedroom premium built home
- Hacker German Kitchen
- Bathroom, en-suites and utility room
- Sought-after village location
- Fast-charging EV point
- Uniquely positioned location
- Open plan living
- Thoughtful and creative landscaping from one of the county's leading designers
- Designed and constructed specifically for you
- Contact us for more information!

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### Key Features

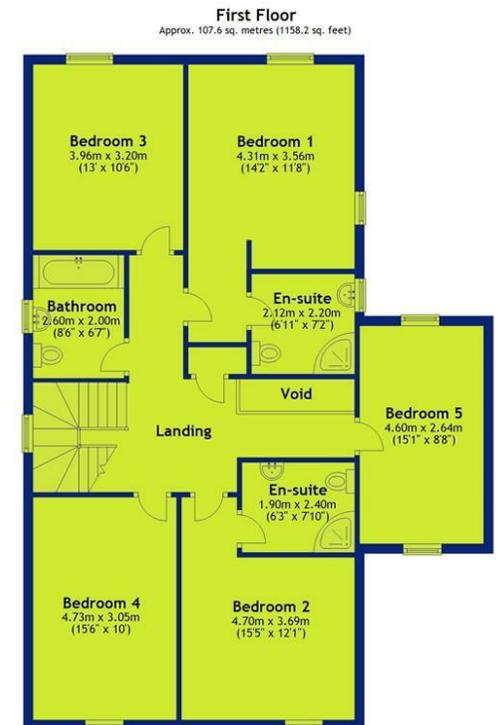
Brookfield House occupies an elevated position set back from Brook Street and enjoys far reaching countryside views over to the front, south facing aspect. The development of Brookfield House has been completed to an excellent standard of finish to include elements such as the automatic lighting system, ground floor underfloor heating, solid oak doors and carpentry, porcelain floor tiles, Roca sanitaryware within the bathrooms and a stunning Hacker kitchen.





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Total area: approx. 280.2 sq. metres (3016.5 sq. feet)



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### *Interested in this home?*

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.