



WEST END

ROOKERY LANE, WYMONDHAM

JAMES  
SELICKS



## “... FOUR-BEDROOM IRONSTONE FAMILY HOME ...”

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**A beautifully presented, character-filled four-bedroom ironstone family home set on a generous quarter-acre plot with off-road parking, garaging, versatile annexe and a south-facing garden on the edge of Wymondham village.**

Spacious Entrance Hall • Open Plan Living Kitchen • Two Reception Rooms • Utility Space, Downstairs Cloakroom • Four Double Bedrooms, Two Bath/Shower Rooms • Approx. Quarter Acre Plot, South-Facing Garden • Off-Road Parking, Single Garage with Attached Annexe • PPG for Further Extension • Edge of Village Location • EPC - C •

### Ground Floor

The ground floor opens into a spacious entrance hall, complete with a thoughtfully fitted utility cupboard providing space and plumbing for both a washing machine and dryer. A door leads to the staircase rising to the first floor. The entrance hall flows into a reception room, currently used as a study, featuring a character fireplace, a front-facing window, and French doors opening directly onto the garden, allowing natural light to flood the space.

A couple of steps rise to an inner hallway, which provides access to a cosy snug, a downstairs cloakroom, and the heart of the home – a superb open-plan living kitchen. This generous, light-filled room benefits from windows and doors to three aspects. The shaker-style kitchen is fitted with a range of integrated appliances, space for a range-style cooker, and a substantial central island with breakfast bar seating. There is ample room for both dining and relaxed seating areas, making it ideal for family life and entertaining alike. At the far end, a striking brick and stone inglenook fireplace houses a log-burning stove, creating a warm focal point. Folding doors open directly onto the patio, providing that much sought-after flow from inside to out.



### First Floor

Upstairs, the property offers four well-proportioned double bedrooms. The principal bedroom features built-in wardrobes, an en-suite shower room, and a Juliet balcony overlooking the rear garden. The remaining bedrooms are served by a well-appointed family bathroom.

### Outside

Set on a generous plot of approximately a quarter of an acre, the property enjoys a delightful edge-of-village position and offers ample off-road parking, along with a single detached garage with an electric vehicle charging point. The south-facing rear garden is predominantly laid to lawn and enclosed by mature boundaries, offering a high degree of privacy. Thoughtfully planted borders, a pond, and a generous patio immediately adjoining the open-plan living space create an ideal setting for outdoor entertaining.

In addition, the versatile annexe provides exceptional flexibility, whether for accommodating guests, working from home, or creating a dedicated leisure space.

This is a rare opportunity to acquire a characterful and beautifully maintained cottage in a desirable village-edge location, offering generous accommodation, versatile outbuildings, and superb gardens extending to approximately a quarter of an acre.

Planning permission is already in place for an additional extension, providing for the creation of a dedicated utility space and the enlargement of two of the existing bedrooms, offering excellent potential to further enhance the home.



“... GENEROUS PLOT OF  
APPROXIMATELY A QUARTER OF AN  
ACRE ...”

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### Location

Wymondham is a charming village lying equidistant to Melton Mowbray and Oakham. It offers amenities including a village pub, local school and the Wymondham Windmill that houses a tearoom and boutique shop. Well situated for commuters, it provides easy driving access to Leicester, Nottingham, Grantham, and the nearby A1, with quick connections to Grantham or Peterborough stations offering frequent trains 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.

Rutland County Council – Tax Band F

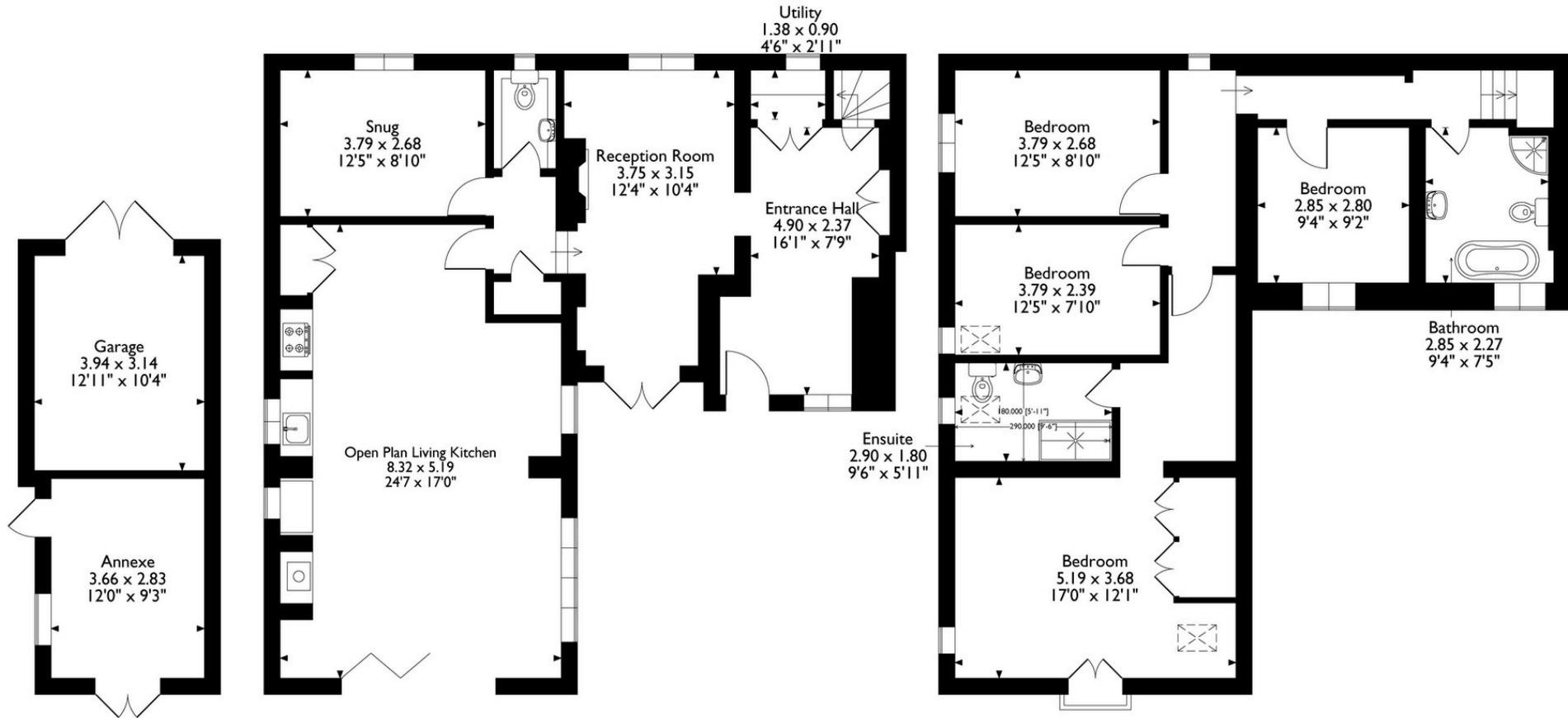
### Tenure

Freehold





2 West End, Rookery Lane, Wymondham, Melton Mowbray LE14 2AX  
House Total Approx. Gross Internal Floor Area incl. Garage & Annexe = 2110 ft<sup>2</sup> / 196 m<sup>2</sup>  
Measurements are approximate, not to scale, for illustrative purposes only.



### Ground Floor

### First Floor

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.



ANNEXE



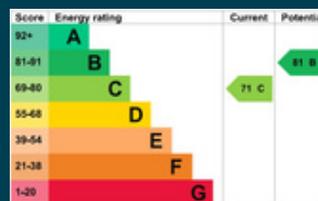
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**Measurements and Other Information**

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.