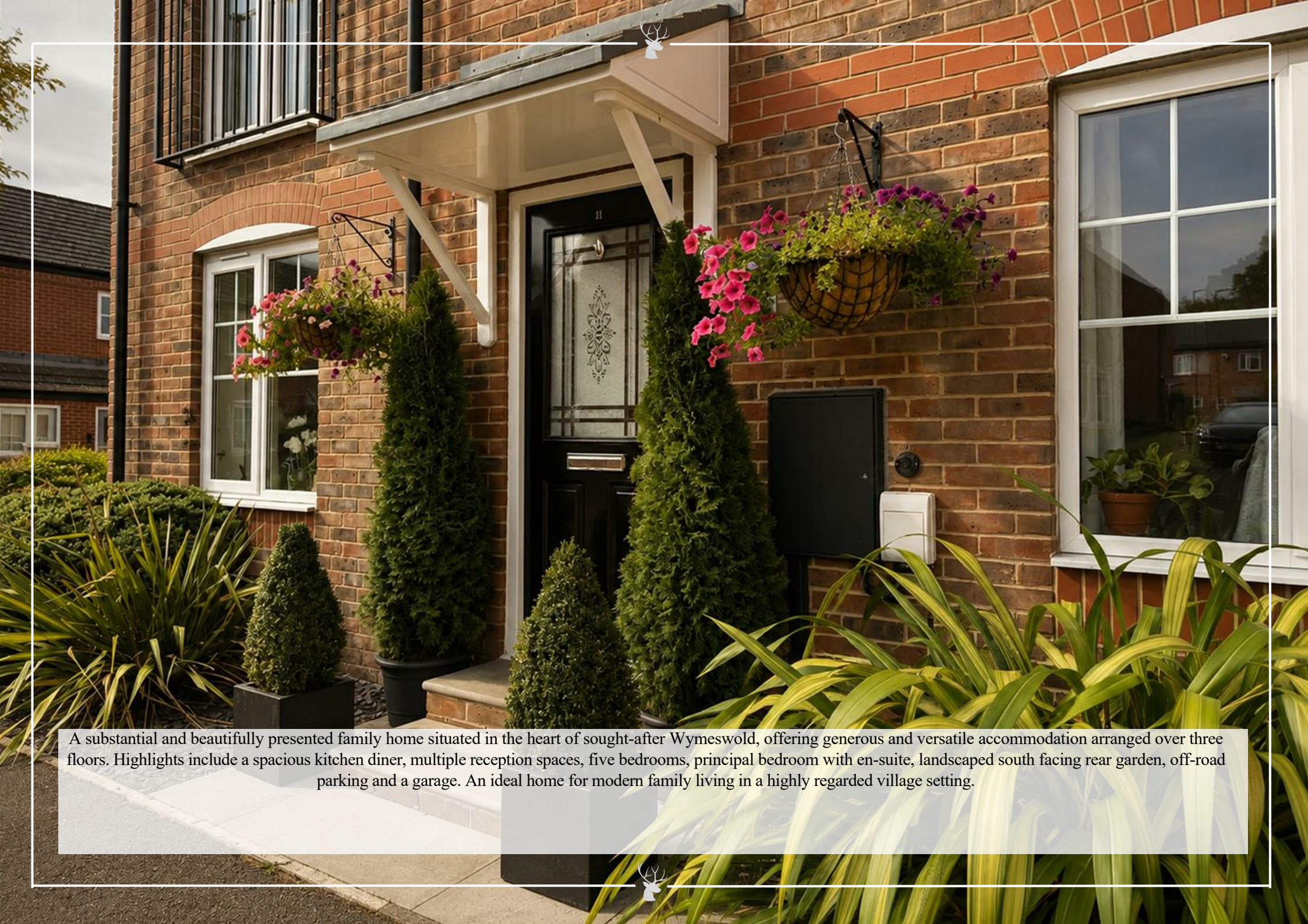
WAYDALE, WYMESWOLD, LEICESTERSHIRE

: £550,000



A substantial and beautifully presented family home situated in the heart of sought-after Wymeswold, offering generous and versatile accommodation arranged over three floors. Highlights include a spacious kitchen diner, multiple reception spaces, five bedrooms, principal bedroom with en-suite, landscaped south facing rear garden, off-road parking and a garage. An ideal home for modern family living in a highly regarded village setting.

Situated in the heart of the highly regarded village of Wymeswold, this substantial and beautifully presented family home offers an impressive amount of versatile accommodation arranged over three floors, complemented by off-road parking, a garage and an attractive landscaped rear garden.

Stepping inside, the ground floor provides a superb balance of practical and sociable living space. At the heart of the home is the generous kitchen diner, fitted with an extensive range of cabinetry and opening directly onto the rear garden through French doors, creating a lovely connection between the house and outside space. A separate dining room provides an ideal setting for more formal occasions, while the study offers valuable space for those working from home. A useful utility room and separate WC completes the ground floor.

The first floor offers flexible accommodation, including a spacious reception room that provides a comfortable family living area with French doors and a Juliette balcony to the front. This level also includes a further bedroom with French doors and a Juliette balcony, plus an additional bedroom/study with French doors and a Juliette balcony overlooking the rear garden, offering excellent flexibility for guests, teenagers or

KENWOOD

additional home-working space. Completing this floor is a separate cloakroom and a spacious separate WC.

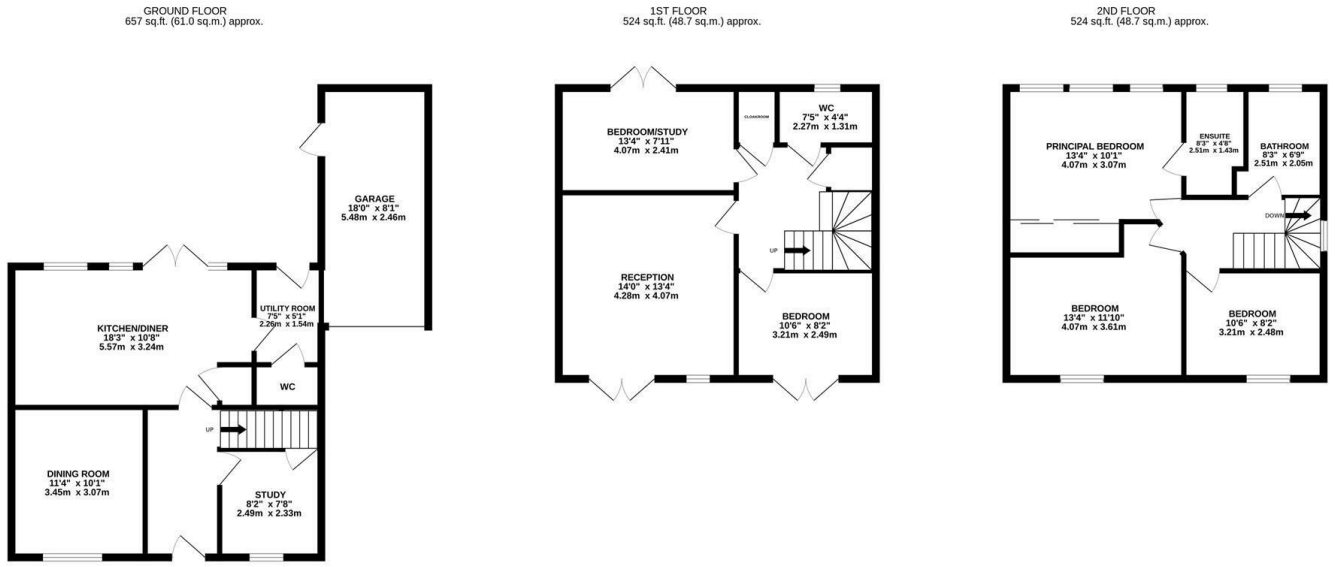
Occupying the top floor are three further bedrooms, including a generous principal bedroom with its own en-suite shower room. The remaining 2 bedrooms are served by the family bathroom, with rooflights and well-positioned windows allowing plenty of natural light throughout the upper floor.

Outside, the rear south facing garden is a particularly attractive feature of the property. Mainly laid to lawn and surrounded by established planting, it offers an excellent degree of space for families while remaining manageable. A substantial decked seating area with pergola sits immediately to the rear of the house and provides a wonderful spot for outdoor dining, entertaining and relaxing during the warmer months.

To the front, the property benefits from off-road parking together with a garage, providing useful additional parking and storage.

Wymeswold is a highly sought-after village on the boundaries of Leicestershire and Nottinghamshire, well regarded for its strong sense of community and attractive village setting. The property is ideally positioned in a quiet could-e-sac location, for buyers looking to enjoy village life while remaining well connected to the surrounding towns and road network.

Offering generous proportions, flexible accommodation and an excellent garden, this impressive home is ideally suited to modern family life and an internal viewing is highly recommended to fully appreciate everything it has to offer.



TOTAL FLOOR AREA : 1705 sq.ft. (158.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Key Features:

- Substantial Family home
- Five generous bedrooms
- Separate dining room and study
- Attractive landscaped rear garden with lawn, decking and pergola
- Off road tandem parking plus garage
- South facing garden

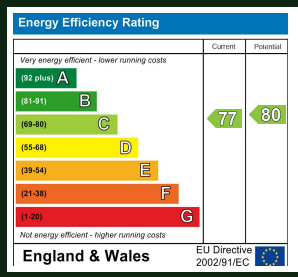
REZIDE

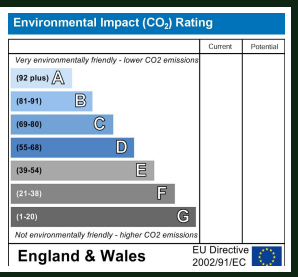
5

3

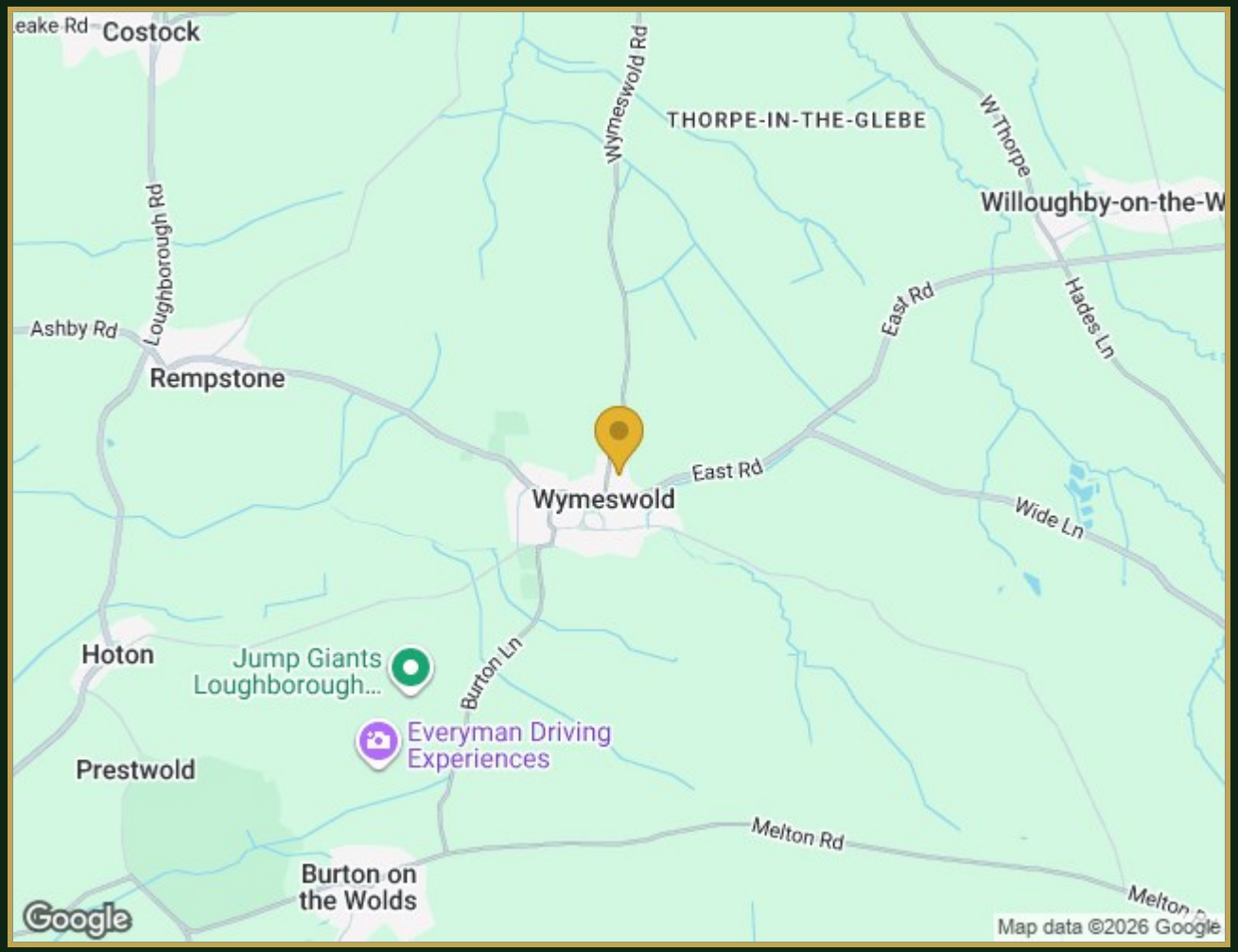
2

1705.00 sq ft





Property Location



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