



Smiths
your property experts

Appleton Drive

Wymeswold

- No upward chain
- Excellent and spacious detached bungalow
- Peaceful and private cul-de-sac location
- Lovely kitchen/diner with direct garden access
- Two double bedrooms and a family bathroom
- Generous sitting room and a third bedroom/study
- Private driveway and a detached garage
- Secure west-facing rear gardens

General Description

Smiths Property Experts offer to the market with no upward chain this excellent detached bungalow in the heart of the sought-after village of Wymeswold. The property occupies a private and peaceful west-facing cul-de-sac location, a stone's throw from the village centre and its excellent array of pubs and eateries.

There is a generous amount of accommodation internally, a private driveway, and mature front and west-facing rear gardens with the addition of a detached garage.





The Property

The property would benefit from a full schedule of modernisation works, but is presented in habitable condition and with an excellent layout. The accommodation is laid all across the ground floor, with a spacious entrance hall leading in turn to all of the accommodation. There are two generous double bedrooms, a third bedroom/study and a family bathroom. To the right-hand side of the floor plan is a generous sitting room to the front, and to the rear, a kitchen/diner with direct rear garden access.

There is potential to redefine living spaces and extend, should the eventual purchaser wish.

The Outside

The property is set back from this peaceful cul-de-sac behind a low-level wall with mature lawned gardens and borders. There is a private driveway to the right-hand side, and behind the driveway is a detached garage with an up-and-over door and power internally.

The rear gardens are private, west-facing and a lovely feature. Full of afternoon sun, there is a patio terrace to the immediate rear of the main house, and behind are central lawns and mixed borders.





The Location

Wymeswold is a highly regarded, well-served 'semi-rural' village with a thriving community. It boasts three public houses, including the Hammer & Pincers, renowned for its fine dining options. There is also a chemist, a village shop, and a primary school. There is convenient access to Nottingham, Leicester, Derby, Loughborough, and Melton Mowbray via the A46 and local road networks. Loughborough Train Station is within five miles and provides direct access to London St Pancras from 1 hour and 14 minutes.

Distances

Loughborough 6 miles, Leicester 15 miles, Derby 22 miles, and Nottingham 13 miles.

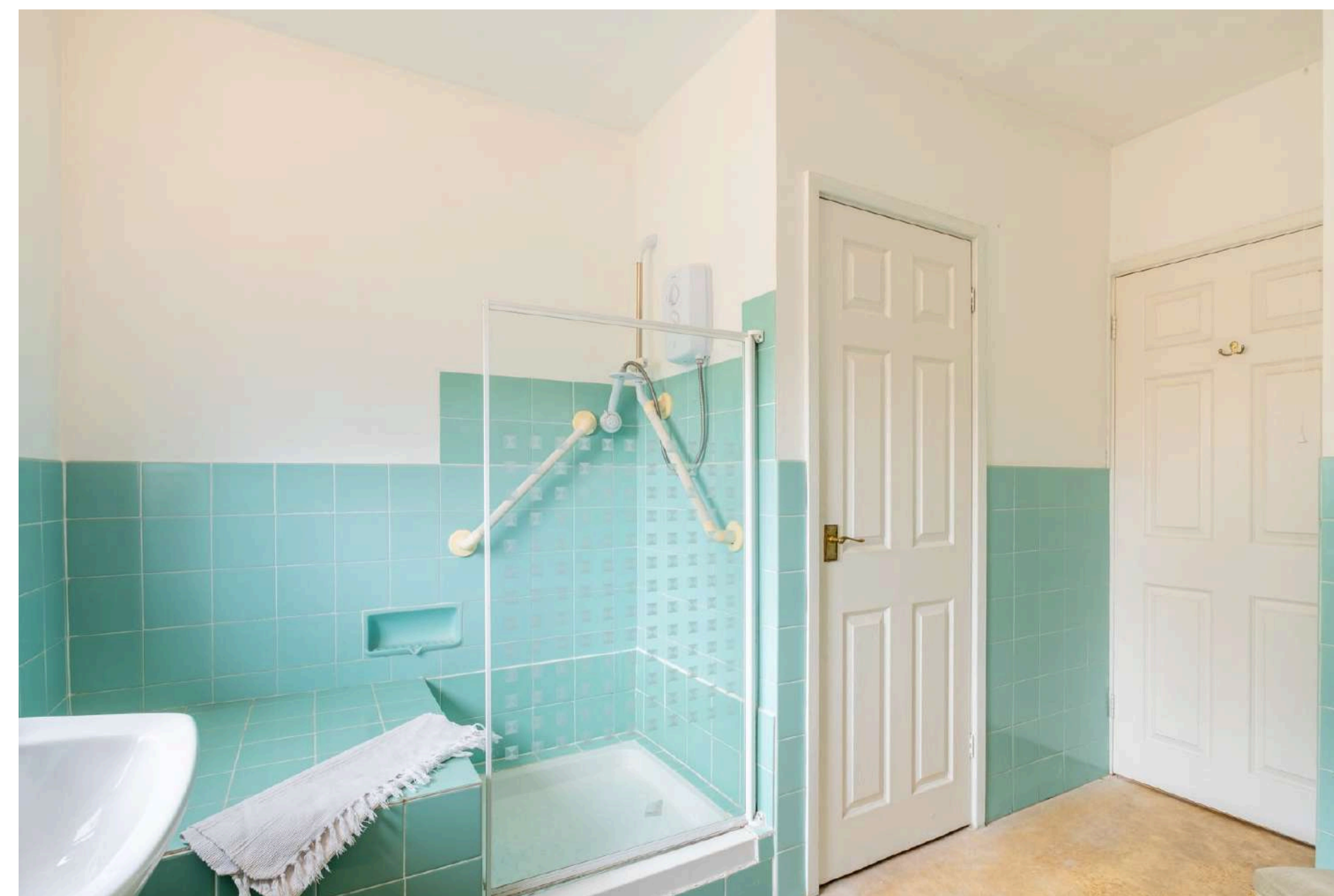
East Midlands Parkway Station 5 miles (trains to London from 1 hour 14 minutes), and East Midlands Airport (EMA) 13 miles.

Property Information

EPC Rating: D.

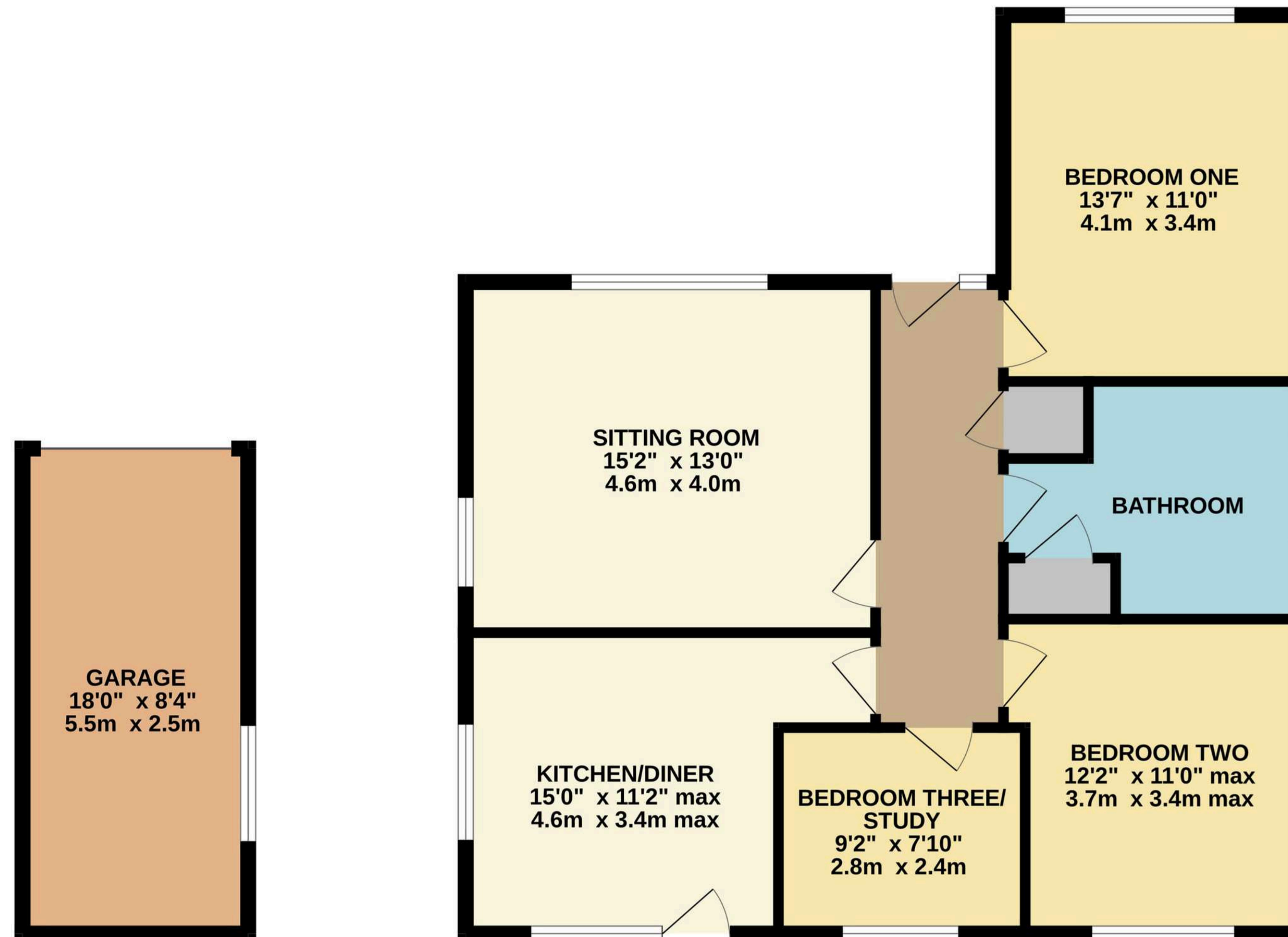
Council Tax Band: D.

Local Authority: Charnwood Borough Council.



Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.



TOTAL FLOOR AREA : 1005 sq.ft. (93.4 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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