



Smiths
your property experts

Home Leys Way

Wymeswold

- Beautifully presented detached family home
- Situated on the edge of a small modern development
- Considerably upgraded throughout by the current owner
- Farmhouse-style fitted kitchen with a utility area
- Sitting room with a multi-fuel stove and a lovely dining room
- Four good-sized bedrooms, two bathrooms and a WC/cloakroom
- Private driveway and a detached single garage
- Lovely, landscaped gardens with a large seating terrace

General Description

Smiths Property Experts offer to the market this exceptionally finished and beautifully presented detached family home located in the highly regarded village of Wymeswold. The property has been considerably upgraded by the current owner and provides four bedrooms, two bathrooms, a WC/cloakroom, and two reception rooms, as well as a kitchen with a separate utility room. There is also a driveway with a detached single garage, and a spacious private landscaped garden. The property has been thoughtfully elevated by the current owner and benefits from generous bespoke fitted storage, as well as loft storage in both the main house and garage.







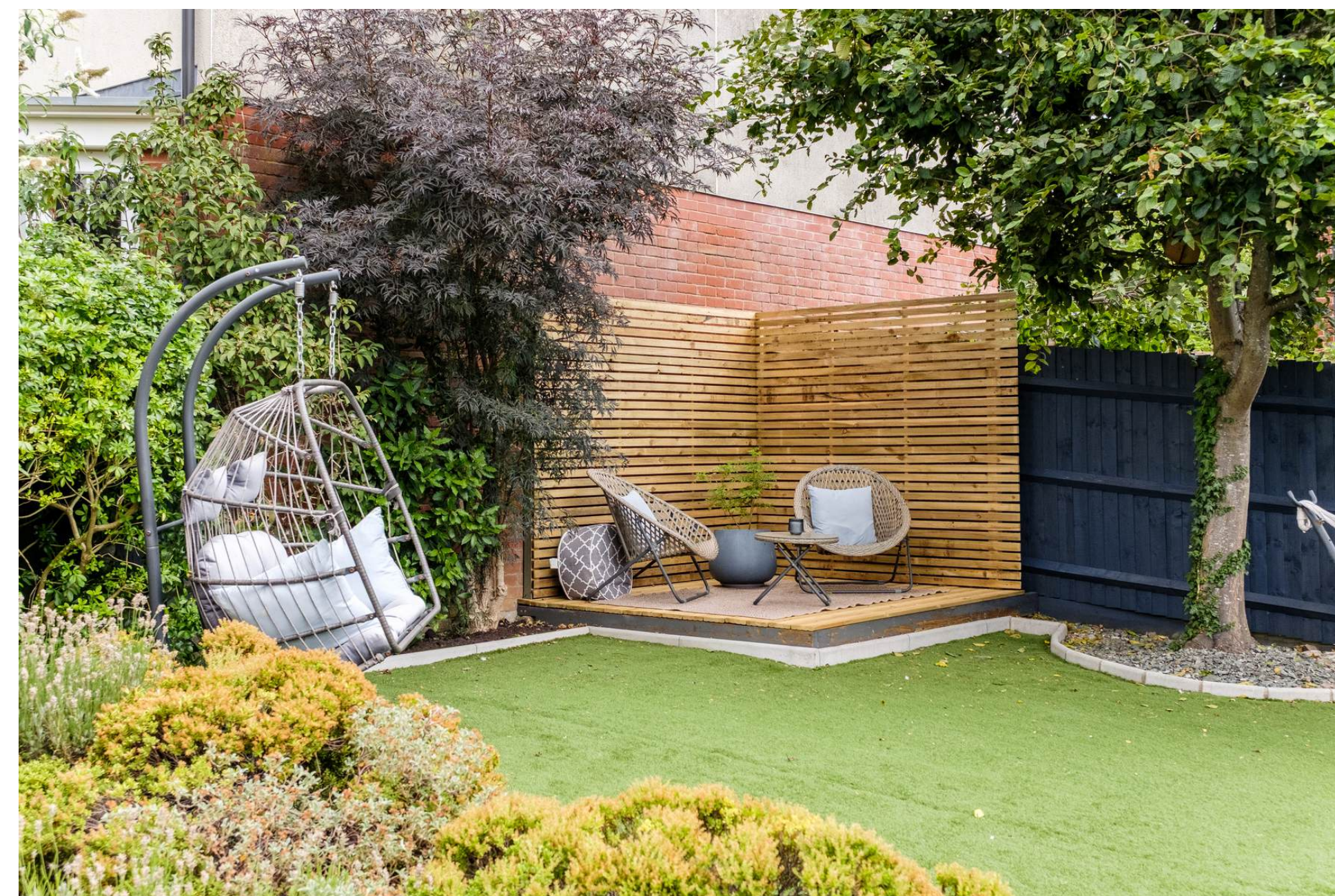
The Property

The main house has all the benefits of a modern family home, including uPVC double glazing and gas central heating, with a gross floor area of approximately 1,283 square feet including the garage.

Expect to find immaculate and recently modernised living accommodation laid across two floors and centred around an inviting entrance hall with new flooring that runs into the sitting room.

In brief, the accommodation includes a spacious sitting room with a multi-fuel stove and bespoke fitted units, including a bar and alcove fireplace, a dining room with French doors leading out onto the rear gardens, and a farmhouse-style fitted kitchen. There is also a useful utility room, and the kitchen and dining room could be easily opened with the removal of a stud partition wall should the eventual purchaser wish. There is also a WC/cloakroom off the hall with bespoke fitted storage.

Upstairs, a central landing with an airing cupboard leads to four good-sized bedrooms. The family bathroom has been beautifully upgraded and includes brass fittings, as has the en-suite shower room that services the principal bedroom. The main bedroom also benefits from bespoke fitted wardrobes (with concealed electrics for a hidden TV cabinet). There is storage in the loft (with a drop-down ladder).







The Outside

The property occupies a generous corner plot on the edge of this small modern development. There is a private driveway with off-road parking for two vehicles, and a garage with power, lighting and further loft storage with a drop-down ladder. To the front are private gardens set behind a privet hedge with a pathway to the front door, and a useful storm porch. The rear gardens are landscaped for ease of maintenance and offer relative privacy. There is a central artificial lawn with a sunken trampoline, swing set and slide, a large Indian flagstone terrace, mature shrubbery and a timber shed. To the top right-hand side of the garden is a pretty deck positioned to catch the evening sun.

The Location

Wymeswold is a pretty and well-serviced Leicestershire village. There are three public houses, including the Hammer & Pincers, a chemist, a village shop, and a primary school. Access to Nottingham, Leicester, Loughborough, and Melton Mowbray is excellent via the A46 and local road networks. Loughborough Train Station is within 3 miles and gives access to London St Pancras within 75 minutes.

Property Information

EPC Rating: C.

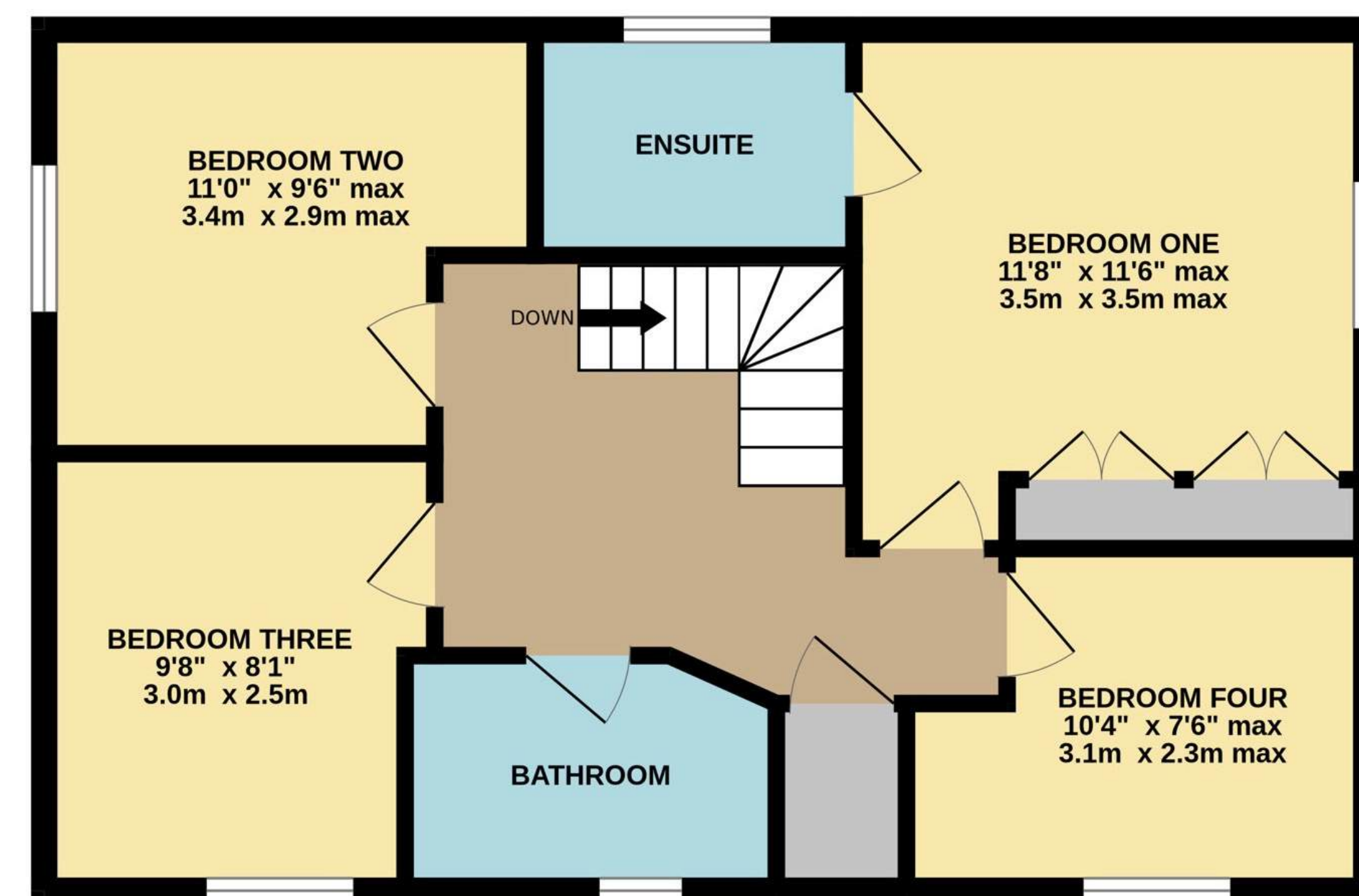
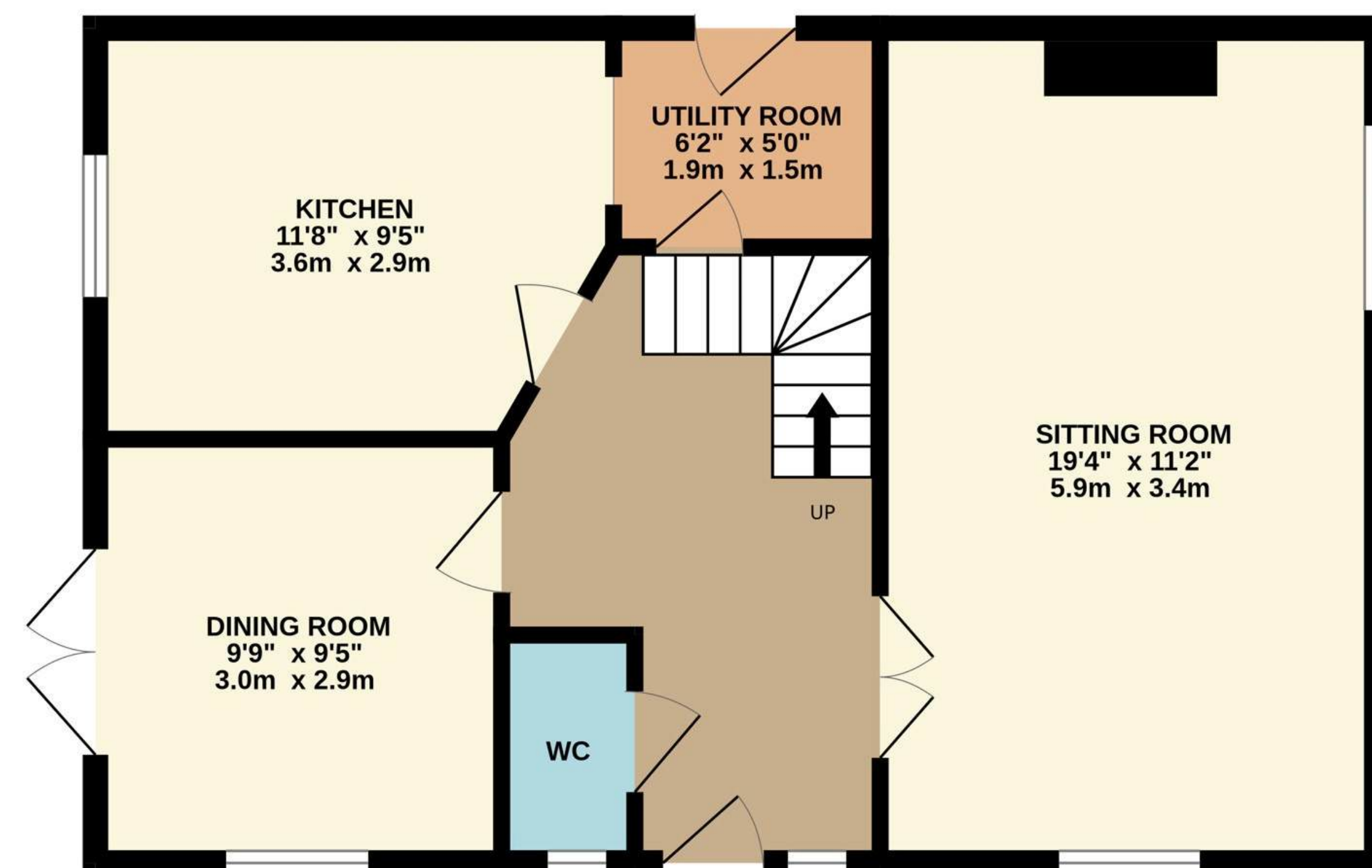
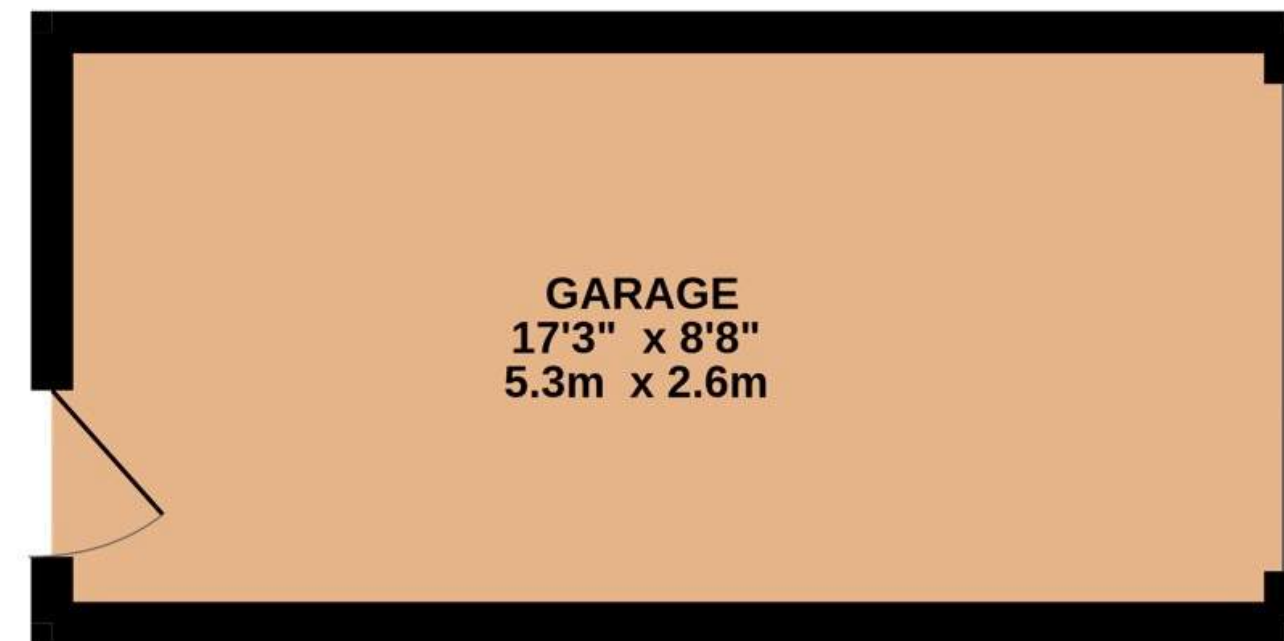
Council Tax Band: E.

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 : 1283 sq.ft. (119.2 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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01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



