



**Smiths**  
your property experts



# Manor Court

## Wymeswold

- Impressive, detached family home in a private development
- Spacious and light-filled accommodation in 'turnkey' condition
- Kitchen/breakfast room with a living area and utility room
- Sitting room with an exposed brick fireplace and bi-fold doors
- Five double bedrooms and three bathrooms (two en-suites)
- Professionally landscaped west-facing rear gardens
- Attractive frontage with beautiful formal front gardens
- Private block paved driveway and an integrated double garage

### General Description

Smiths Property Experts are favoured with the instruction to market this impressive, detached family home, situated in a desirable private development in the highly regarded village of Wymeswold on the Leicestershire and Nottinghamshire border. Built in 2004 by the locally respected Soar Valley Homes, a small firm specialising in the creation of bespoke developments, the property has been sympathetically upgraded and maintained by the current sellers from new.

Constructed from the highest-grade building materials, the property features professionally landscaped front gardens and rear gardens with a west-facing aspect. Internally, you will find five double bedrooms, three bathrooms, three reception rooms, and a beautiful entrance hall with a galleried landing.









## The Property

Beautifully presented and finished, the property is offered to the market in true 'turnkey' condition. The accommodation is laid out across two floors and extends to approximately 2,623 square feet, including a generous integral double garage. An open porch with a front door opens into a light-filled double-height entrance hall with a galleried landing. The house has an excellent layout, with the kitchen/breakfast room, sitting room, dining room, and a WC all independently accessible from the hall.

The sellers have fitted bi-fold doors to the rear of the sitting room and living area in the kitchen. Of note is a beautiful Inglenook fireplace in the sitting room and the superb painted shaker-style kitchen/breakfast room with a separate snug/living area and double internal doors that open into the hall, ideal for parties and gatherings. Additionally, there is a useful utility room with access to both the outside and the garage.

Upstairs, the galleried landing leads in turn to no less than five generous double bedrooms and the family bathroom. Both bedrooms one and two have independent en-suite shower rooms, and there is excellent storage throughout, including built-in wardrobes, an airing cupboard, and an under-stairs cupboard in the hall.

The property is connected to mains gas, water, electricity, and drainage.







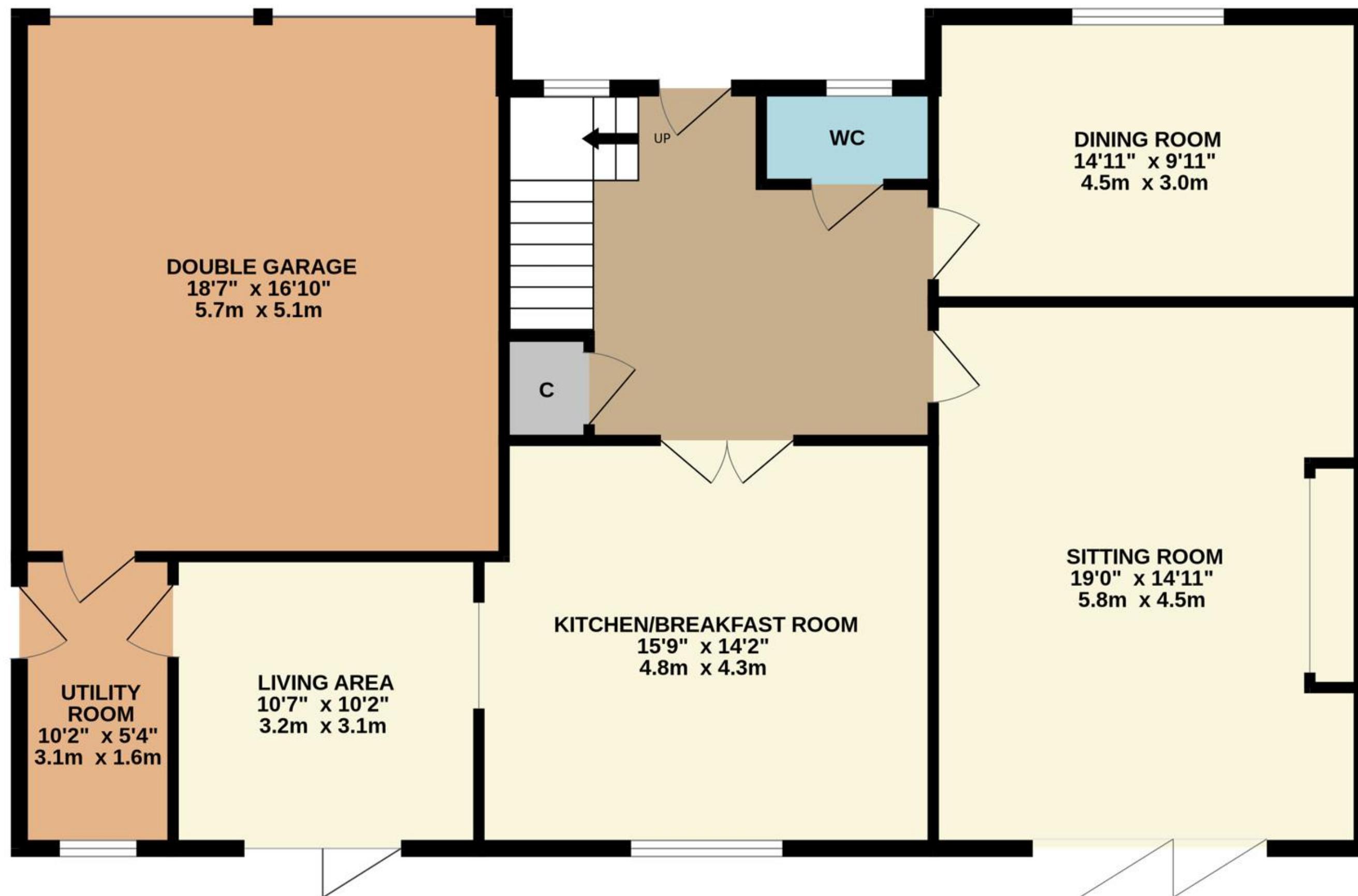
## The Outside

The property is situated in a small cul-de-sac of just six detached family homes. A smart private driveway leads to the frontage, where block paving in front of the main house provides off-road parking for up to five vehicles side by side, with additional parking available in the integral double garage. Opposite the driveway are beautifully landscaped formal gardens with year-round interest and a babbling stream, which are included in the sale.

To the rear are west-facing gardens, also professionally landscaped and matured by the current owners over the past 21 years. There is a flagstone-laid terrace across the immediate rear of the main house, and a further entertaining area to the right-hand rear corner, accessed across the lawn via stepping stones. The property has external lighting and an outside tap.

## The Location

Wymeswold is a highly regarded and well-serviced 'semi-rural' village in Leicestershire. It boasts three public houses, including the Hammer & Pincers, renowned for its fine dining options. Additionally, there is 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.



TOTAL FLOOR AREA : 2623 sq.ft. (243.7 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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## Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: G.

Local Authority: Charnwood Borough Council.

## Distances

Loughborough 6 miles, Leicester 15 miles, Derby 22 miles, and Nottingham 13 miles. Loughborough Endowed Schools 7 miles, Ratcliffe College 9 miles, and Trent College 17 miles. East Midlands Parkway Station 5 miles (trains to London from 1 hour 14 minutes), and East Midlands Airport (EMA) 13 miles. (Distances and timings are approximate).

## 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.

