

Brook Street

Wymeswold, Loughborough, LE12 6TU

John
German





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Offers In Excess Of £400,000

John German are delighted to bring to the market this charming three-bedroom home, beautifully presented throughout and ready for its next owners to move straight in and enjoy.



Situated in the sought-after village of Wymeswold, this lovely home combines a welcoming feel with thoughtfully arranged accommodation, offering a wonderful balance of character, comfort and practicality. With three double bedrooms, a delightful garden room and a private courtyard garden, it would make an ideal home for those seeking a charming village lifestyle, with beautifully presented interiors and an easy-to-maintain outdoor space.

The ground floor offers a lovely flow between the reception rooms, beginning with a separate dining room, perfect for family meals or entertaining friends, and a comfortable living room providing a cosy place to unwind. The kitchen leads through to a delightful garden room, a particularly appealing feature of the home, where the garden can be enjoyed from the comfort of indoors, with direct access outside creating a natural connection between the two spaces.

Upstairs, there are three well-proportioned double bedrooms, offering flexibility for family life, visiting guests or a home office, alongside a family bathroom.

Outside, the property enjoys a private courtyard garden, providing a peaceful and manageable space for morning coffee, alfresco dining or simply relaxing in the warmer months. Completing the property is off-road parking for two vehicles, adding further convenience to this attractive village home.

Wymeswold is a particularly desirable village, loved for its charming village atmosphere, local amenities and attractive surroundings. The property is also well placed for access to Loughborough, Melton Mowbray and the surrounding countryside, making it an appealing choice for those wanting to enjoy village life whilst remaining conveniently connected.

With its welcoming feel, beautifully presented interiors and easy-to-maintain outdoor space, this is a lovely opportunity to acquire a home that is ready to enjoy from day one, in one of the area's most popular villages.

To view this property, please contact John German East Leake office.

Note: The property is under three separate Registered titles on Land Registry.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Charnwood Borough Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

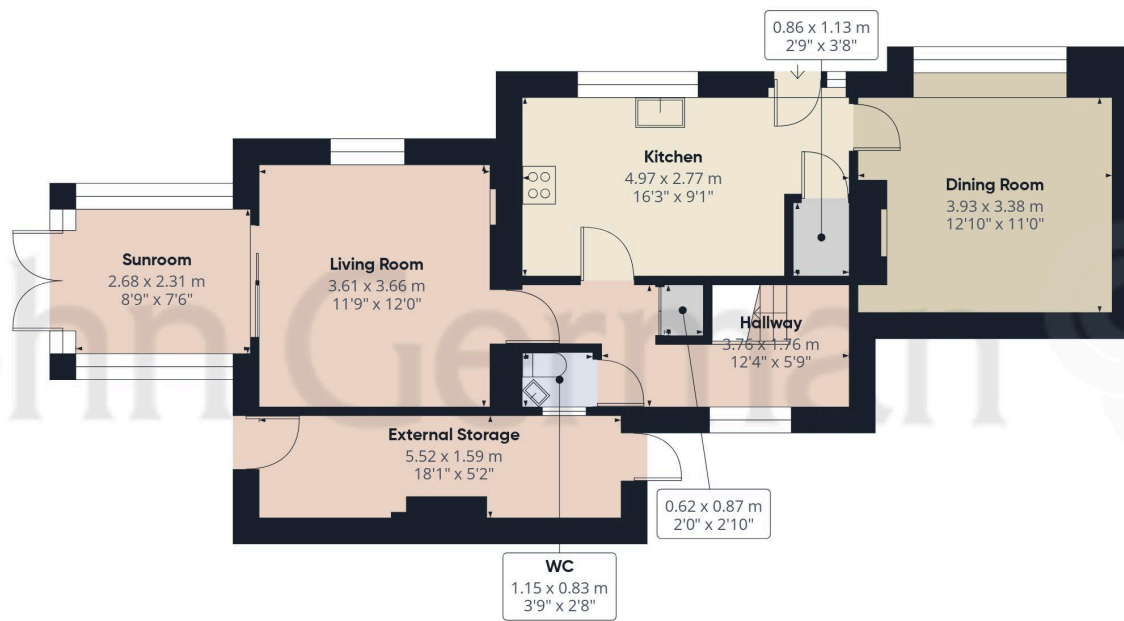
Our Ref: JGA09102026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

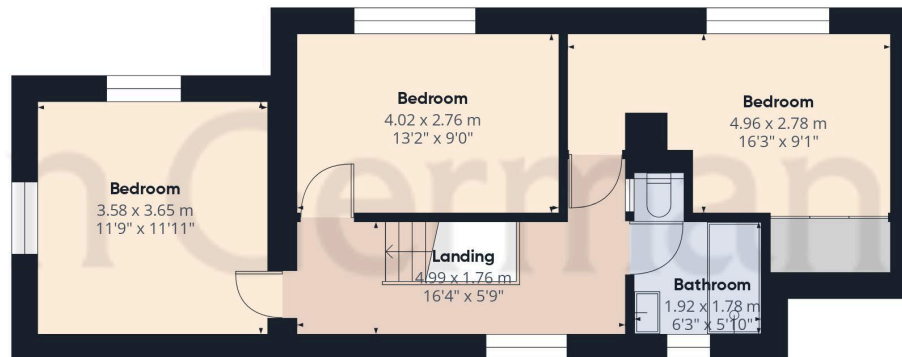
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor



Floor 1



Approximate total area⁽¹⁾

114 m²
1225 ft²

Reduced headroom

0.5 m²
5 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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