

Brook Street

Wymeswold, Loughborough, LE12 6TU

John 
German





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£750,000

A wonderful, spacious Grade II character home, thoughtfully extended and sympathetically modernised by the current owners, providing ample versatile living accommodation, open plan living, extensive grounds and two separate annexes, situated in the heart of the ever-popular Wymeswold Village.

This fantastic home would make an ideal purchase for growing or established families and multi-generational homes.

The property is set within Wymeswold Conservation Area and provides easy access to a range of amenities including Wymeswold C of E Primary School, Post Office, Pharmacy, The Windmill Public House and Hammer & Pincers 3AA Rosette restaurant.

The nearby major conurbation of Loughborough, approximately 15 minute drive away, offers further amenities including Loughborough University, leisure centre, supermarkets, shops, boutiques, pubs and restaurants.

Public transport is well catered for by regular bus service; commuter access to the M1, A46 and A6 is excellent. Loughborough Railway Station is 10 minutes away by car and offers links to London and Edinburgh. East Midlands Airport is approximately 25 minutes away by car.

Main accommodation comprises; four bedrooms, en-suite to the principal room overlooking the garden, shower room, family bathroom, dressing room, ground floor W.C., magnificent open plan kitchen/dining room with floor to ceiling glazing, reading room, snug lounge and a large family lounge to the front elevation.

The separate annexe comprises a double bedroom, living room, bathroom and laundry room which could easily be converted to a kitchen (subject to necessary permissions).

The additional annexe has been part completed with planning granted under reference P/22/0402/2

Externally, the rear garden is of excellent size and south facing, the plot measuring approx. 0.24 acres. The current owners have created a beautiful patio area outside the kitchen/dining area making a perfect area to relax and entertain while the remainder of the private plot has incredible potential to landscape or plant accordingly.

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: Gated Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains with additional soakaway

Heating: 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 G

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

Our Ref: JGA14052026

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.

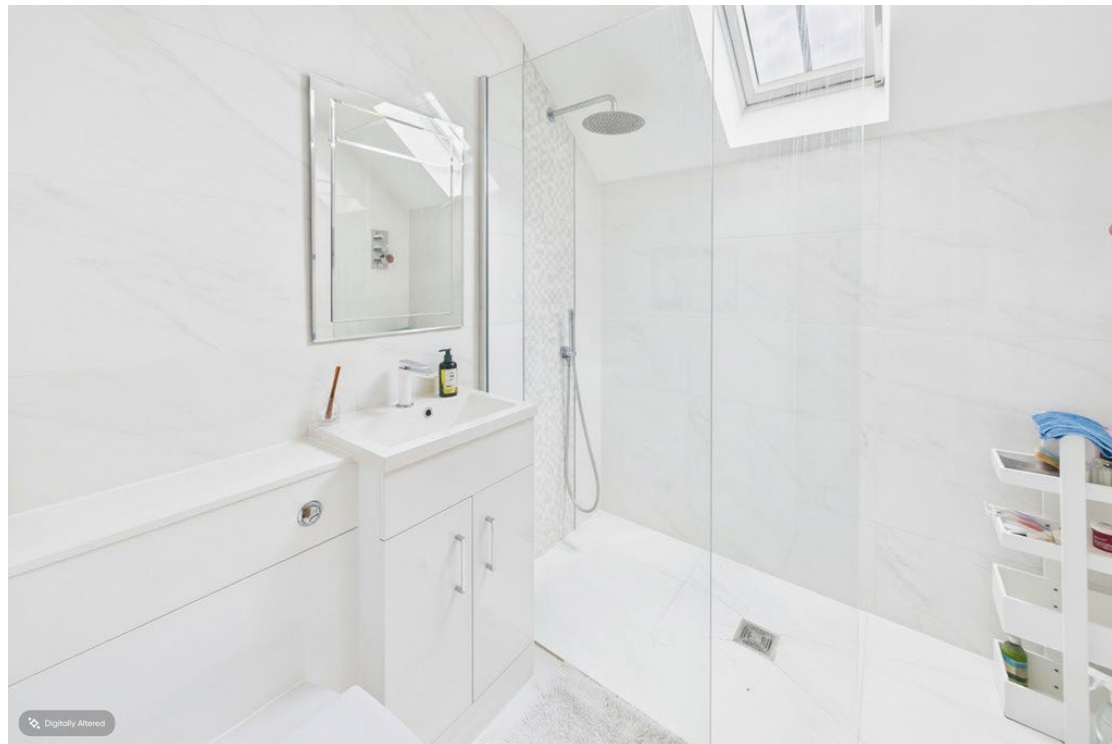
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

239 m²

2572 ft²

Reduced headroom

13.2 m²

142 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.

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AWAITING EPC MEDIA



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