Brook Street

Wymeswold, Loughborough, LE12 6TT

John German




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Guide Price £700,000 - £750,000

A perfect family home which has been lovingly restored, refurbished and extended, situated in the heart of the ever-popular Wymeswold village, providing ample versatile living accommodation, blending charm and character with modern fixtures and fittings, brought to the market in immaculate condition throughout.

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Since occupation, the current owner has improved and restored this beautiful home to its former glory with a two-storey rear extension which providing a second reception room overlooking the garden (perfect playroom or drawing room), large double bedroom and en-suite. The ground floor has received a complete makeover with underfloor heating throughout, restored wood burners and beautiful polished quarry tiles installed in the kitchen/dining area. All windows have been replaced with double glazed sash, a new central heating system has been installed, and a full re-wire was also undertaken. No expense has been spared in the quality of fixtures and fittings, which blend seamlessly with the age of property.

This property would make an ideal purchase for growing or established families while also suiting professional couples or affluent downsizers.

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 secondary schools, Loughborough University, Loughborough 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.

Accommodation comprises; four double bedrooms, en-suite, family bathroom, ground floor W.C., laundry room, living room, open plan kitchen/dining/family room, second reception/drawing room and an incredibly handy boot room.

Externally, the rear garden is of excellent size and offers a blank canvass to nurture over time. The garden is to lawn with recently planted griselinia around the borders which will grow quickly to provide a beautiful colourful screen. The patio area to the rear of the property offers a perfect place to relax or entertain while giving access via double doors to the garage. Driveway parking is situated behind electric gates to always ensure privacy and security.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: Where covenants are listed on the Land Registry Title, the buyer(s) is liable for their own investigations, via an appropriate legal professional.
AI enhancements may be used in some images.
It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Garage & electric gated drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Under floor / gas central
Flood Risk: Low (https://www.gov.uk/check-long-term-flood-risk)
(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 E
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/03092026

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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.


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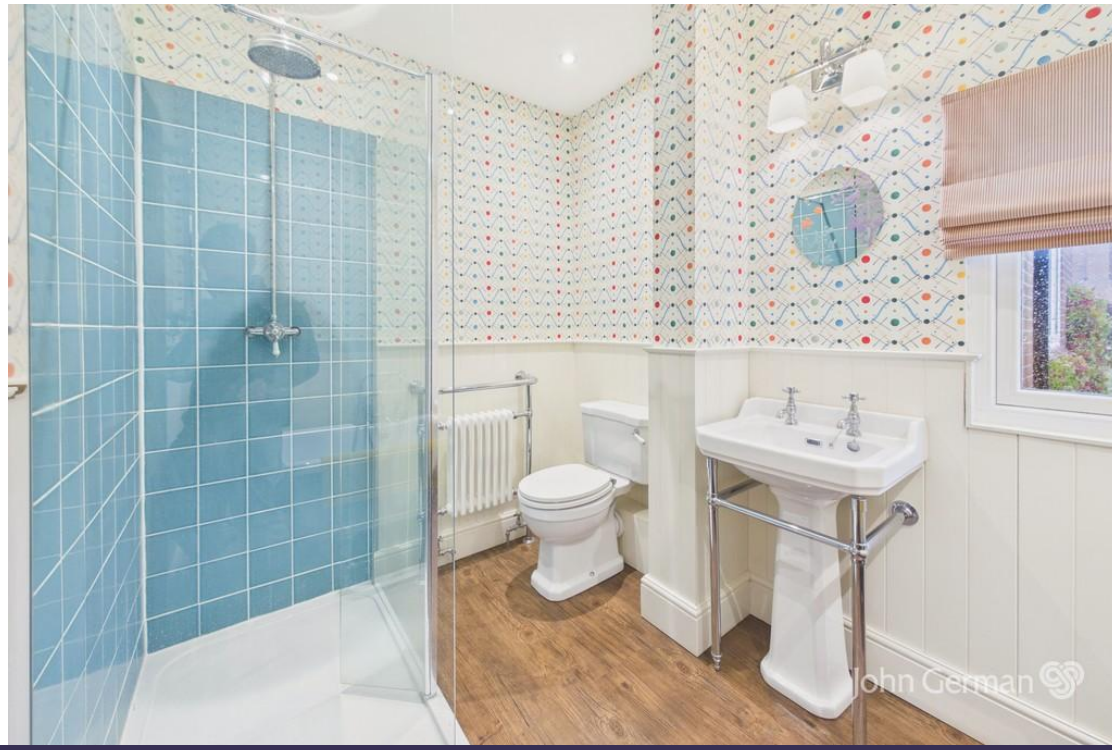

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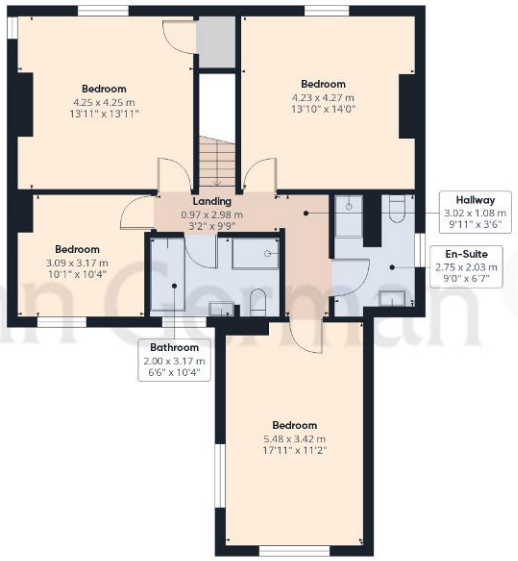

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

194.3 m²

2090 ft²

(1) Excluding balconies and terraces

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

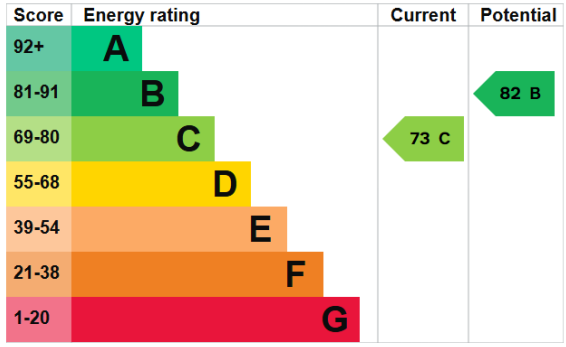
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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