Alexanders
MarketMakers.

Clay Street
Wymeswold

- Charming Grade II-style period cottage
- Character features throughout
- Refitted modern dining kitchen
- Sitting room with feature fireplace
- Two bedrooms and a dressing room
- South-facing courtyard garden
- Summer house and brick store
- Prime village location in Wymeswold
- EPC Rating E / Council Tax Band D / Freehold

Alexanders offer to the market this delightful two bedroom cottage occupying a prime position in the highly sought-after village of Wymeswold. Renowned for its picturesque setting and strong community atmosphere, the village offers excellent amenities, including a village store, primary school, and a selection of well-regarded pubs.

Believed to date back to around 1750, this charming cottage has been lovingly maintained and sympathetically upgraded by the current owners. Rich in period charm and original character, distinctive features include a traditional pantile roof, exposed original beams, an attractive working brick fireplace, and beautifully preserved joinery throughout. Modern comforts have been carefully incorporated, including uPVC double glazing and gas central heating.

In brief, the accommodation comprises a welcoming reception hall, a cosy sitting room, and a refitted, generously proportioned dining kitchen with direct access to the south-facing courtyard garden. Upstairs, the original staircase leads to a large double bedroom, a family bathroom, a dressing room, and a further bedroom beyond.

Externally, the property benefits from a small side courtyard garden, laid mainly to paving and decorative stone, with mature borders, a summer house, and access to a separate brick store.

Location:
Wymeswold is renowned for its attractive period architecture, strong sense of community, and excellent local amenities. Nestled in the countryside on the edge of the Soar Valley, the village offers a wonderful balance of rural charm and accessibility. Residents enjoy a thriving village atmosphere, with a popular primary school, village store, churches, public houses, sports clubs, and numerous community events throughout the year. Its location provides convenient access to the nearby market town of Loughborough, the cities of Nottingham and Leicester, and major transport links including the M1 Motorway, A46, and East Midlands Airport.

Method of Sale:
The property is offered for sale by Private Treaty.

Measurements:
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:
The property is being sold freehold with vacant possession upon completion.

Local Authority:
Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU. Council Tax Band D.

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of East Midlands.

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

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

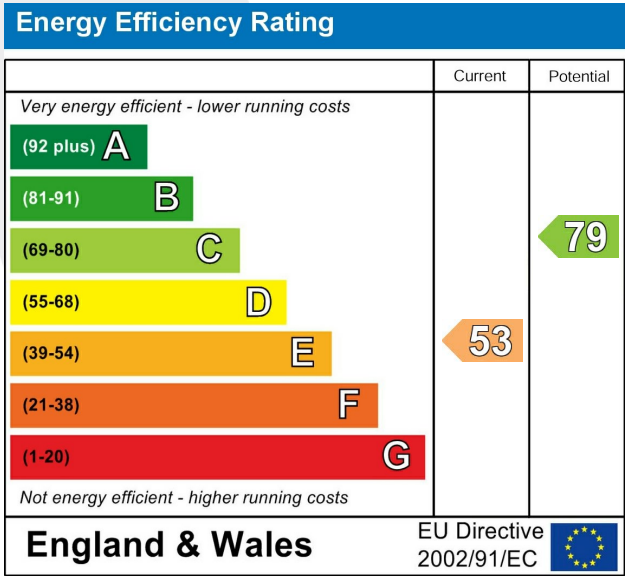
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

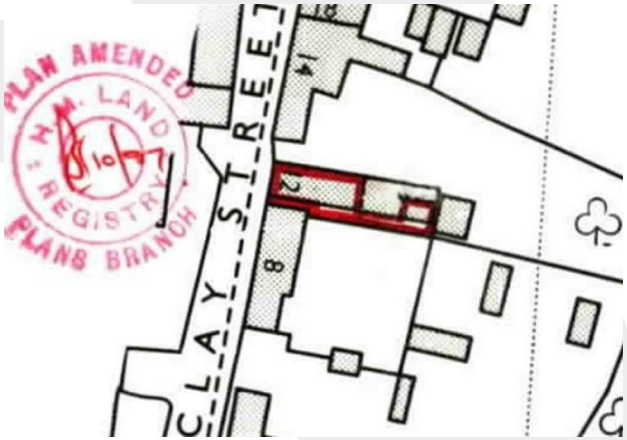
Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.





TOTAL FLOOR AREA : 1027 sq.ft. (95.4 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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