



WEST END, WYMONDHAM

Asking Price Of £200,000

Two Bedrooms

Freehold



SEMI-DETACHED COTTAGE

CHAIN FREE

SOUTH FACING GARDEN

GOOD COMMUTER LINKS

GARAGE AND DRIVEWAY

TWO DOUBLE BEDROOMS

LOCAL SCHOOLS NEARBY

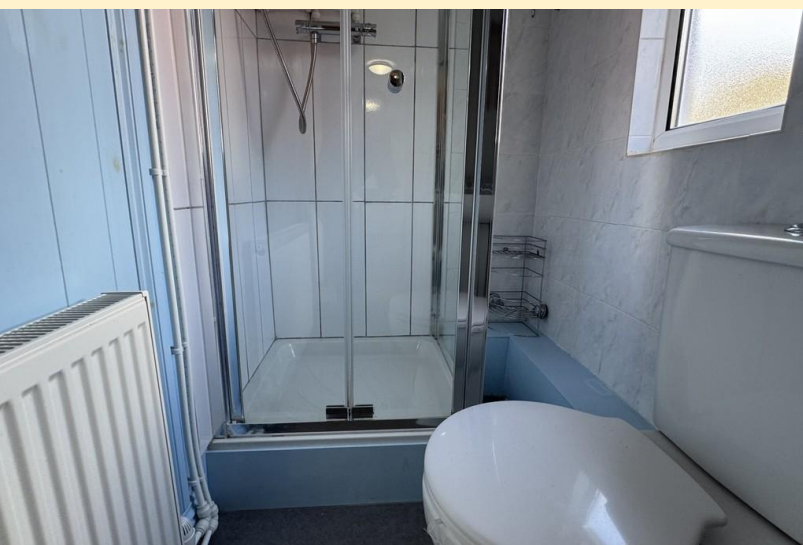
WELL SERVICED VILLAGE

COUNCIL TAX BAND A

01664 566258

info@middletons.uk.com





Offered with no onward chain, Circa 1860s two bedroom, character cottage is situated in the popular village of Wymondham. The village offers the perfect blend of rural tranquility and everyday convenience, with village amenities including a primary school, church, the Berkeley Arms pub, wine shop and the historic windmill a much-loved local landmark with tearooms, range of shops and workshops. Ideally positioned for commuters the village lies approximately 8 miles from Melton Mowbray and just 6 miles from the A1.



The accommodation on offer comprises; porch, lounge, kitchen, utility room and shower room to the ground floor and two double bedrooms to the first floor. Outside the property benefits from off road parking, garage, outside storage and a good sized, south facing garden.

PORCH A part-glazed Upvc door leads into the bright porch, where side windows bring in plenty of natural light. Tiled floor, wooden front door opening directly into the lounge.

LOUNGE 10' 11" x 12' 0" (3.35m x 3.68m) With a window framing views of the garden, this cosy room features a radiator, fireplace with hearth, and two wall lights on dimmer switches. A beamed ceiling and carpet flooring enhance the character, cottage style door leading through to the kitchen and further door to the utility room.

KITCHEN 6' 6" x 12' 7" (2.0m x 3.85m) Featuring pine cabinetry with carousel storage, under-lighting and coordinating work surfaces, this kitchen also includes an Armitage Shanks Belfast sink with mixer tap and space for a freestanding cooker. A window looks out to the garden, while a beamed ceiling adds to the cottage charm. Completing the space are an under-stairs storage area, three spotlights, radiator, tiled flooring and stairs rising to the first floor.

UTILITY ROOM 10' 4" x 3' 11" (3.15m x 1.20m) An obscure glazed window provides privacy, while the room offers plumbing for a washing machine, a wall-mounted Glow-worm combi boiler and a radiator. With tiled flooring and generous space for storage or a home office setup, it also benefits from a door through to the shower room.

SHOWER ROOM 3' 9" x 7' 9" (1.15m x 2.38m) Comprising of a shower cubicle, low flush WC and a pedestal wash hand basin. Obscure glazed window for privacy, radiator and vinyl flooring.

LANDING Taking the stairs to the first floor with cottage style doors off to;

BEDROOM ONE 9' 4" x 12' 1" (2.85m x 3.69m) Having a window with views of the garden, radiator, wall beam, carpet flooring, loft access.

BEDROOM TWO 9' 4" x 8' 7" (2.87m x 2.62m) Having a window with views of the garden, radiator, wall beams and carpet flooring.

REAR ASPECT Approaching the property we arrive at the rear aspect which has parking adjacent to the cottage. Shared access to the side leads to the driveway and garage.

REAR GARDEN A gravel driveway to the side provides ample off-road parking, motor bike anchor, a paved patio adjacent to the front door, complete with courtesy lighting, creates a welcoming approach. The south-facing garden is arranged in two sections, plus a useful garden tap. Both areas are laid to lawn and divided by wood-panel fencing with a garden gate. From the second garden, there is direct access to the workshop positioned at the rear of the garage.

GARAGE 8' 7" x 15' 8" (2.62m x 4.8m) Having a twin doors, power and lighting with a window to the side.

WORKSHOP/STORAGE AREA 8' 7" x 10' 0" (2.62m x 3.05m) Partitioned at the rear of the garage (previously was all in one) with power and lighting and door from garden. Patio area adjacent to workshop.

WC 3' 11" x 3' 10" (1.2m x 1.18m) Handy storage space with plumbing in place for a WC if required, plus power and light.

AGENTS NOTE TENURE Freehold. Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.

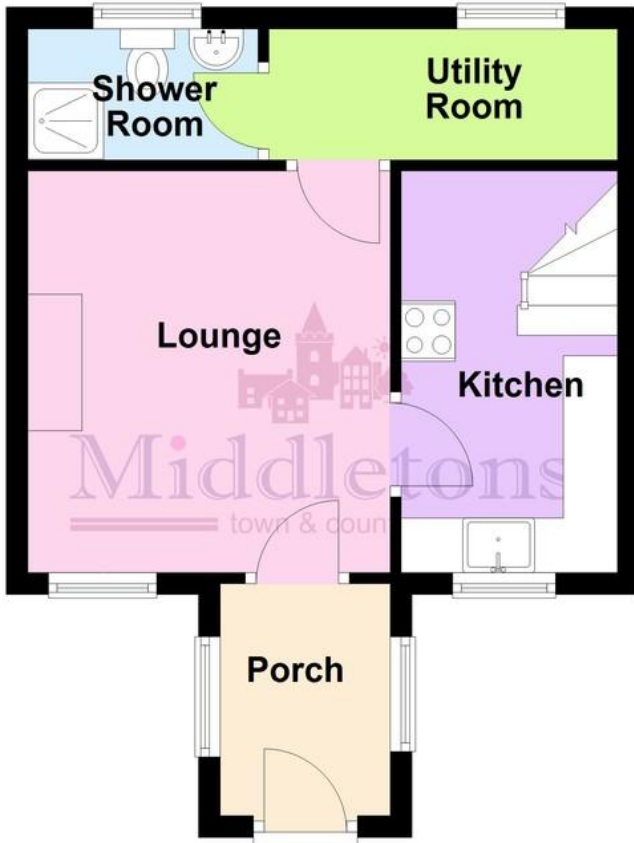
THIRD PARTY REFERRAL ARRANGEMENTS Middletons Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request or visit middletons.uk.com/Referral-Fees







Ground Floor



First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

01664 566258

www.middletons.uk.com
info@middletons.uk.com

THE PROPERTY OMBUDSMAN
Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.