



Smiths
your property experts

Mill Hill Leys

Wymeswold

- Thoughtfully extended family home
- Set in a private cul-de-sac position
- Lovely views over the green to the front
- Beautiful kitchen/diner with direct garden access
- Generous light-filled sitting/dining room
- Four good-sized bedrooms and two bathrooms
- Low-maintenance and spacious rear gardens
- Parking to the rear and a useful EV charging point

General Description

Smiths Property Experts are delighted to offer for sale this stylishly presented and thoughtfully extended family home, occupying a cul-de-sac position in the highly regarded village of Wymeswold. The property has been recently improved, with a superb high-quality fitted kitchen, an extended sitting room, four bedrooms and two bathrooms. To further enhance the property, there is an open green to the front with views over the church, and parking to the rear complemented with an EV charging point.





The Property

The property is superbly presented with recently replaced flooring throughout, and benefits from UPVC double glazing and gas central heating. The property is entered via a front door into the reception hallway, with high-quality LVT flooring which continues into the kitchen; there is also a useful cloaks cupboard and a ground floor WC. The sitting room provides a spacious area for relaxation and dining, with French doors opening to the garden and a window to the front. The kitchen/diner has been fitted with a high-quality range of base and wall units, with fully integrated AEG and Bosch appliances, a gas hob, an oven and combination microwave and French doors to the garden.

The first-floor landing leads to the main bedroom, which has a fabulous, vaulted ceiling and three further well-proportionated bedrooms, with a refitted main bathroom and a separate shower room with shower enclosure.

The Outside

A particular feature of the property is the outdoor space, with an artificial lawn to the front, and a pathway to a canopy porch. Directly opposite is a green area, ideal for an additional safe play area for children. The rear garden is low-maintenance and designed to make the most of the space, with a patio terrace perfect for alfresco dining, an artificial lawn which currently extends over the driveway, double gates to the rear parking space and an EV charging point. The half garage is ideal for storage, with an electric roller door, power and light.





The Location

Wymeswold is a highly regarded and well-serviced 'semi-rural' village in Leicestershire. It boasts three public houses, including the Hammer & Pincers, renowned for its fine dining options. Additionally, there is a chemist, a village shop, and a primary school. There is convenient access to Nottingham, Leicester, Derby, Loughborough, and Melton Mowbray via the A46 and local road networks. Loughborough Train Station is within five miles and provides direct access to London St Pancras from 1 hour and 14 minutes.

Property Information

EPC Rating: C.

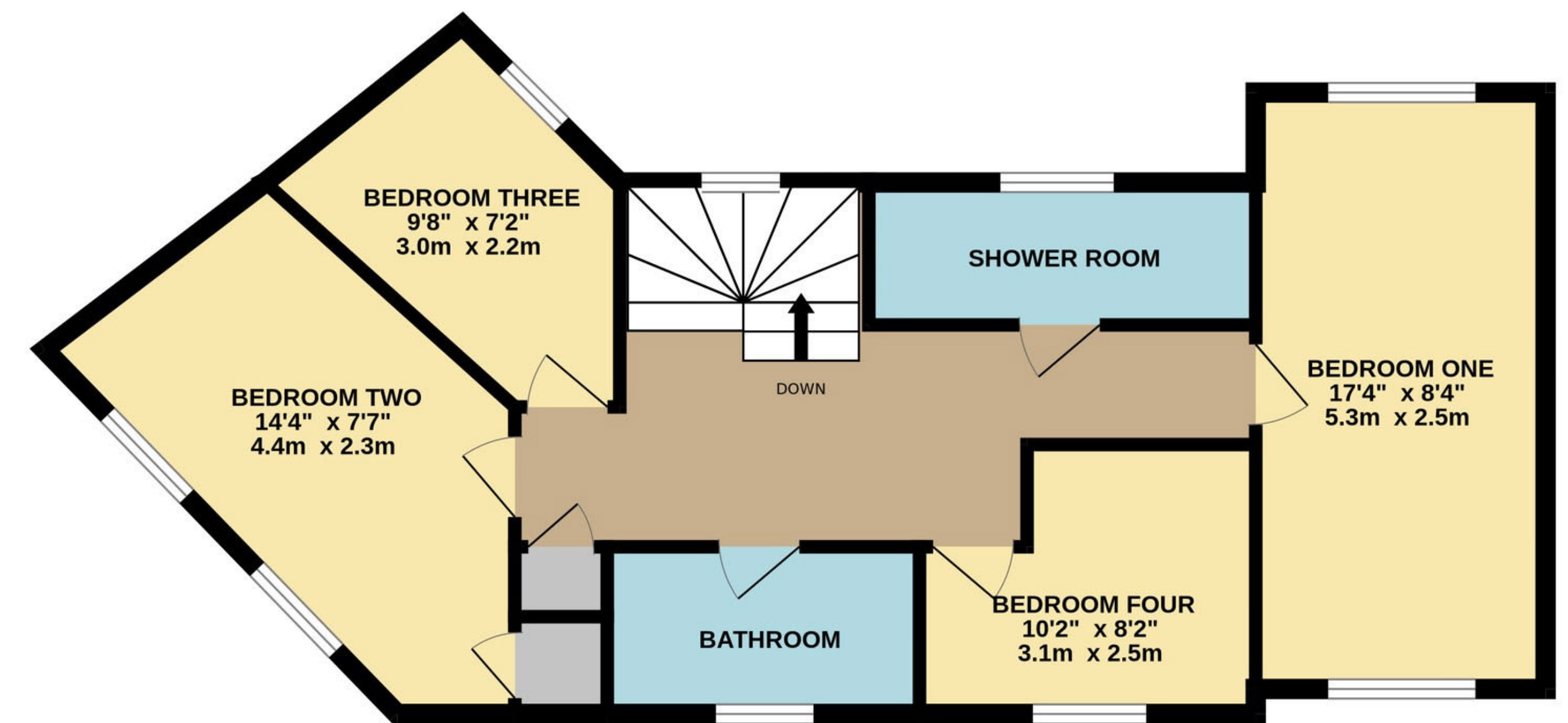
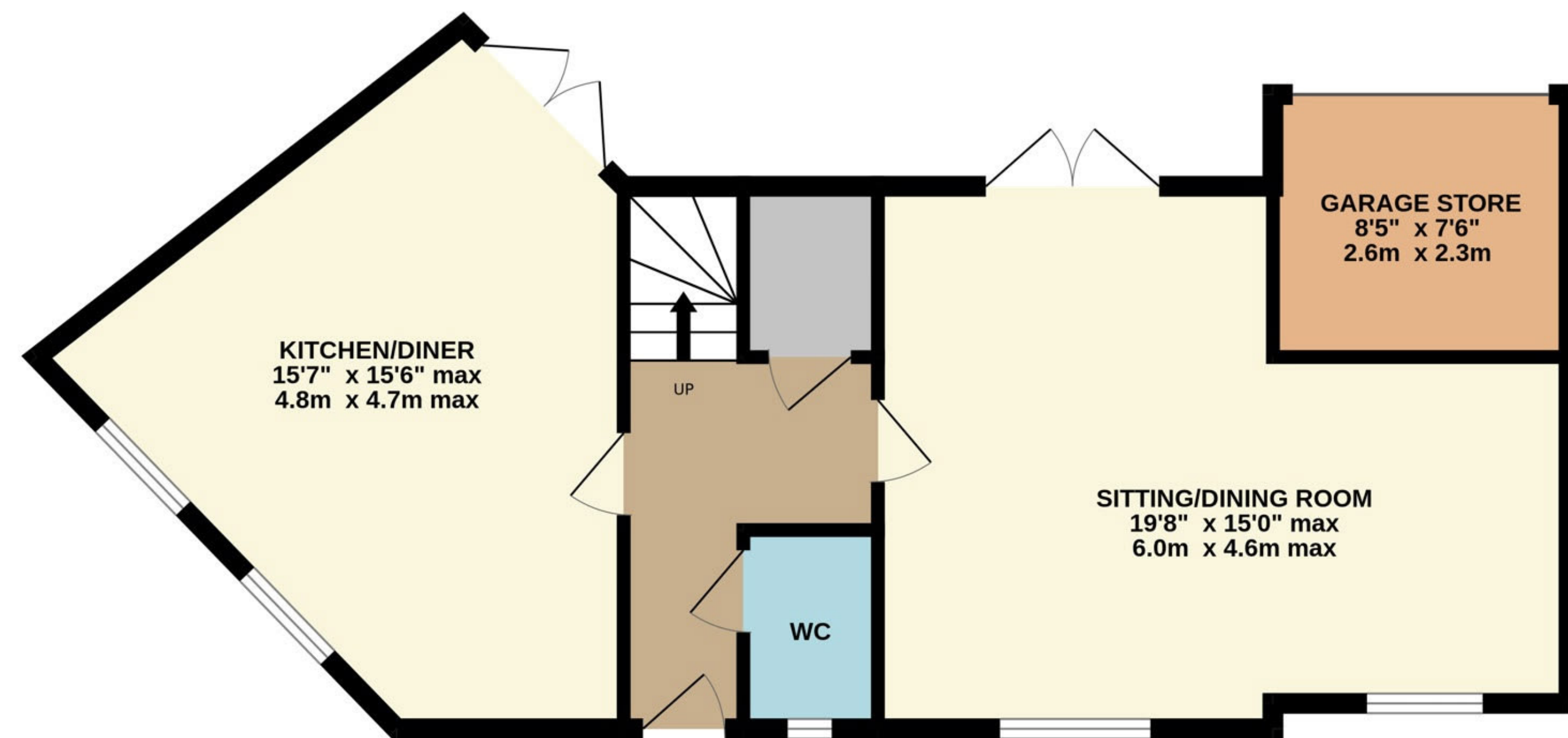
Tenure: Freehold. Council Tax Band: C.

Local Authority: Charnwood Borough Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 1283 sq.ft. (119.2 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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