



Smiths
your property experts

Mill Hill Leys

Wymeswold

- No upward chain
- Beautifully presented, immaculate family home
- Exceptional cul-de-sac position with green views to the rear
- Generous kitchen/diner leading to an extended garden room
- Light-filled front-to-back sitting room with direct garden access
- Three good-sized bedrooms and two bathrooms
- Private driveway and a useful garage with a personal door
- Low-maintenance rear gardens with Indian sandstone paving

General Description

Smiths Property Experts are favoured with instructions to market with no upward chain this immaculate and beautifully presented three-bedroom family home. Occupying an exceptional cul-de-sac position with green views to the front and rear.

Set in the highly regarded Leicestershire village of Wymeswold. The property has been owned by the current seller from brand new, and has been lovingly maintained throughout their tenure. There is off-road parking, a garage, private rear gardens, and spacious living accommodation.





The Property

The property boasts recently replaced flooring throughout, and benefits from UPVC double glazing and gas central heating. Extended with a high-quality garden room to the rear, the accommodation offers approximately 1,103 square feet of floor area including the adjacent garage. Expect to find living accommodation comprising, in brief, an entrance hall, a WC, under-stairs storage, a front-to-back living room with French doors opening to the garden, and a large kitchen/diner which 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 room.

Upstairs, a light-filled and generous landing leads to three good-sized bedrooms and an upgraded family bathroom. The principal bedroom is of particular note, a great size with a separate en-suite shower room.

The Outside

The property occupies an excellent position on this small and mature residential development with a secure field/park to the front. The property sits elevated from the road with a driveway giving off-road parking for two vehicles. There is a single garage behind with personal door access from the rear gardens. The rear gardens are cleverly landscaped, with low-maintenance borders and Indian sandstone paving.





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.

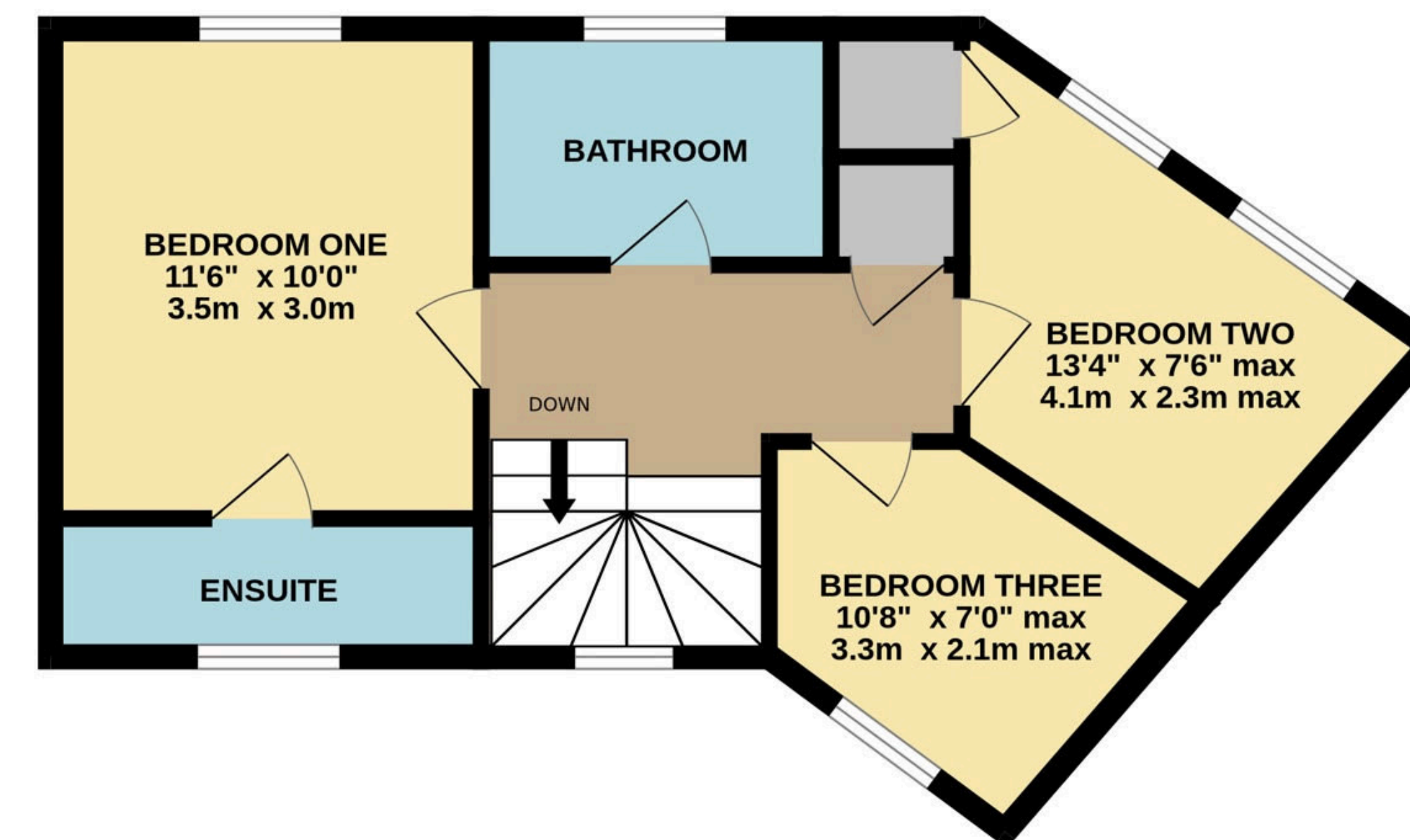
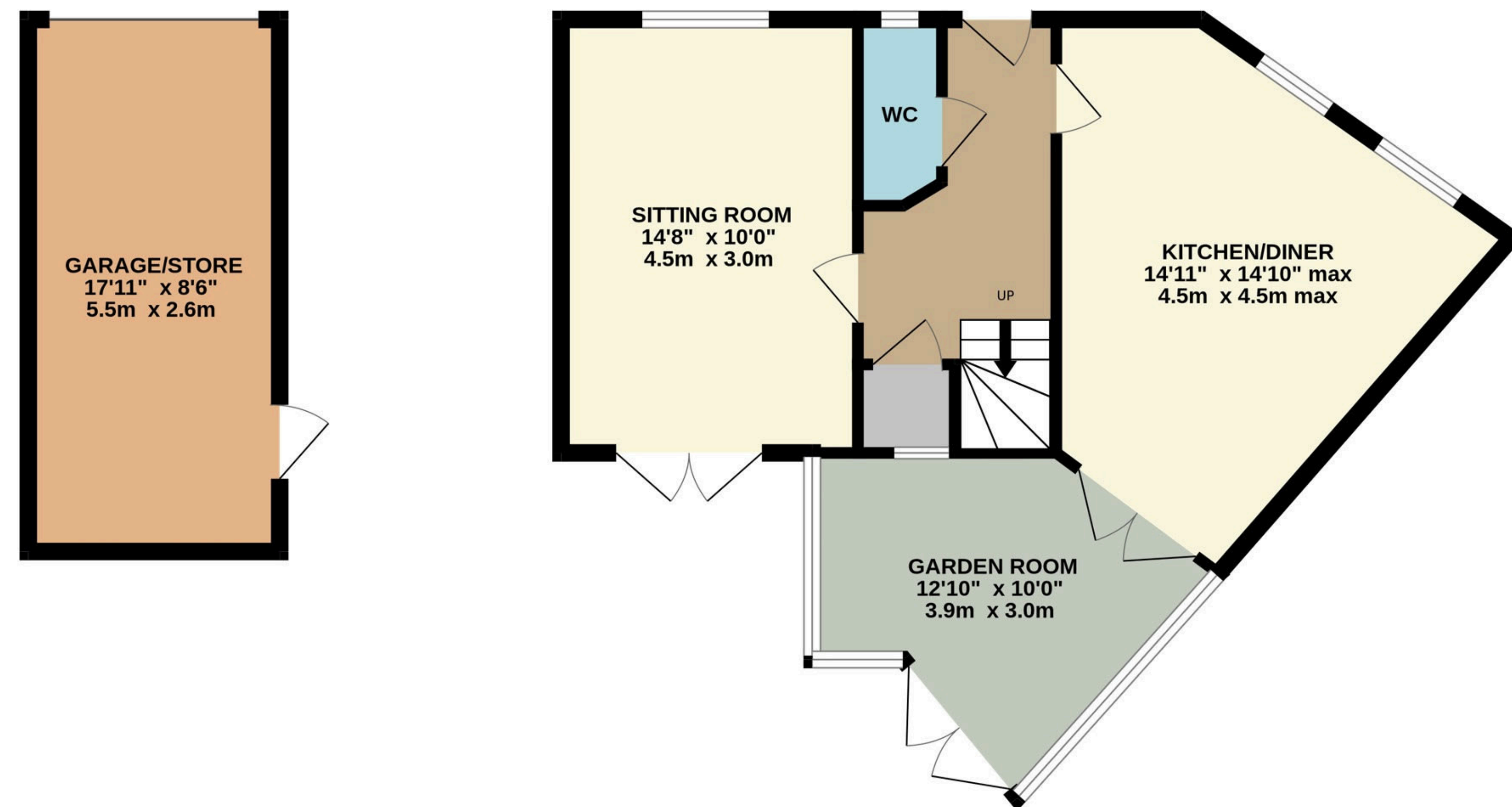
Tenure: Freehold. Council Tax Band: C.

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 : 1103 sq.ft. (102.5 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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