



Smiths
your property experts

Paget Croft

off Brook Street, Wymeswold

- No upward chain
- Exceptional modern detached family home
- Part of a small development of four detached properties
- Four spacious double bedrooms and two bathrooms
- Beautiful open-plan kitchen with an AGA range
- Sitting room with an inglenook and multi-fuel stove
- Bi-fold doors leading to landscaped west-facing gardens
- Private driveway and a detached double garage

General Description

Smiths Property Experts offer to the market, with no upward chain, this exceptional modern detached family home built in 2006 and heavily improved by the current owners. The property is located at the rear of a small development comprising just four detached homes off the highly regarded Brook Street in Wymeswold. The property features a detached double garage and a private driveway to the front, private west-facing gardens to the rear, and an impressive floor area of approximately 2,047 square feet (excluding the garage).

Internally, the property is in excellent 'move-in' condition. Substantially upgraded by the current sellers, it has been beautifully decorated throughout, including the installation of glazed bi-fold doors and the creation of a wonderful 'living' kitchen with a total control AGA.







The Property

The accommodation extends to approximately 2,047 square feet (excluding the double garage). Upstairs, expect to find four spacious double bedrooms, a beautiful four-piece family bathroom, and plentiful storage. There are flexible sleeping arrangements, with one bedroom having en-suite facilities. The family bathroom has 'Jack and Jill' access from a second bedroom and the main landing.

The ground floor comprises a large hallway with a separate WC, a utility room, and stairs leading up to the first-floor landing. With a total of three reception spaces, the owners currently utilise one as a study. The sitting room features bi-fold doors leading to the rear garden, along with a lovely Inglenook fireplace housing a multi-fuel stove inset. The heart of this wonderful family home is a 34' long 'living' kitchen, refitted by the current owners to include dining space and a living area, complemented by a superb breakfast bar. The kitchen is fitted in a beautiful shaker-style with a pantry cupboard, Quartz work surfaces, a suite of integrated appliances, a Quooker tap, and a total control AGA. Complete with hardwood flooring and bi-fold doors to the rear.

The Outside

The property enjoys a peaceful and private setting to the rear of this small, bespoke development comprising four detached homes. To the front is a block-paved driveway with off-road parking for several vehicles, and an oversized detached double garage with an electric roller door, personnel door, power, lighting, and impressive loft storage. The property occupies a deceptive plot, with a generous 'side return' area ideal for a shed or log store. The rear gardens are west-facing and fully landscaped, featuring central lawns, mature mixed borders, and flower beds. There is a raised deck constructed over the small watercourse, a flagstone laid sunny terrace, and a further hard landscaped area that is home to a greenhouse.







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.

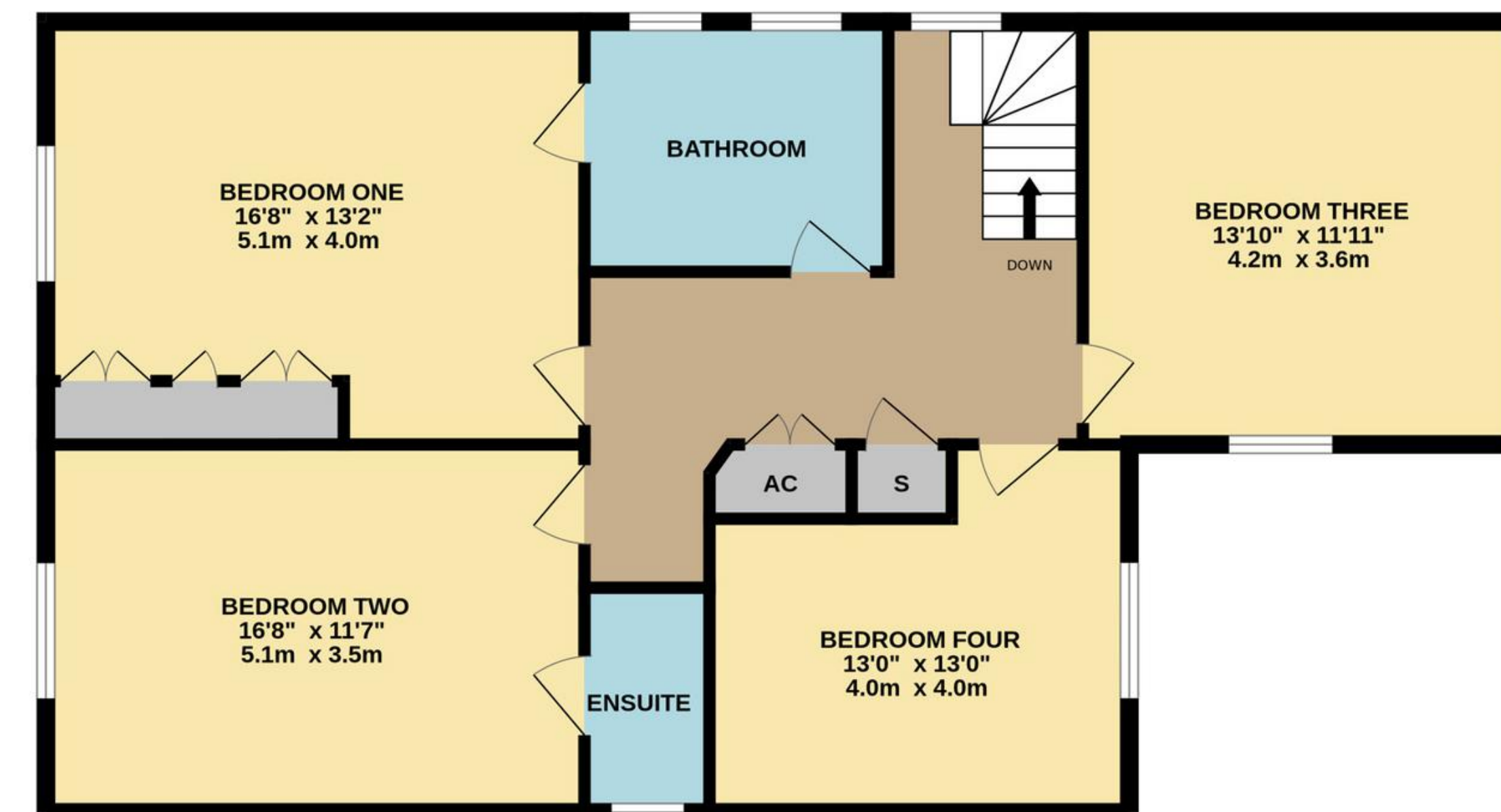
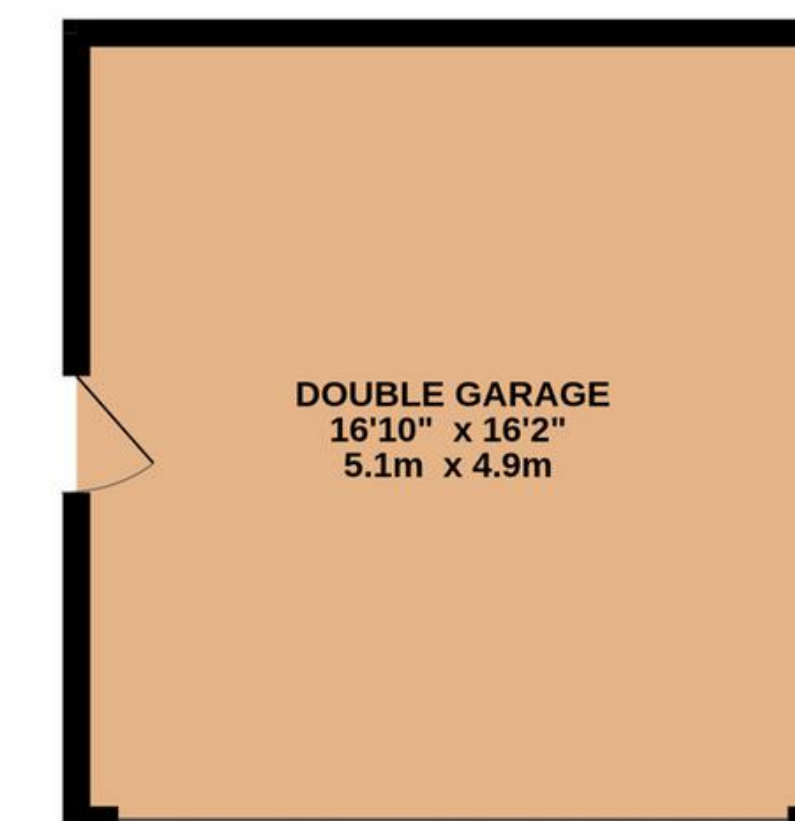
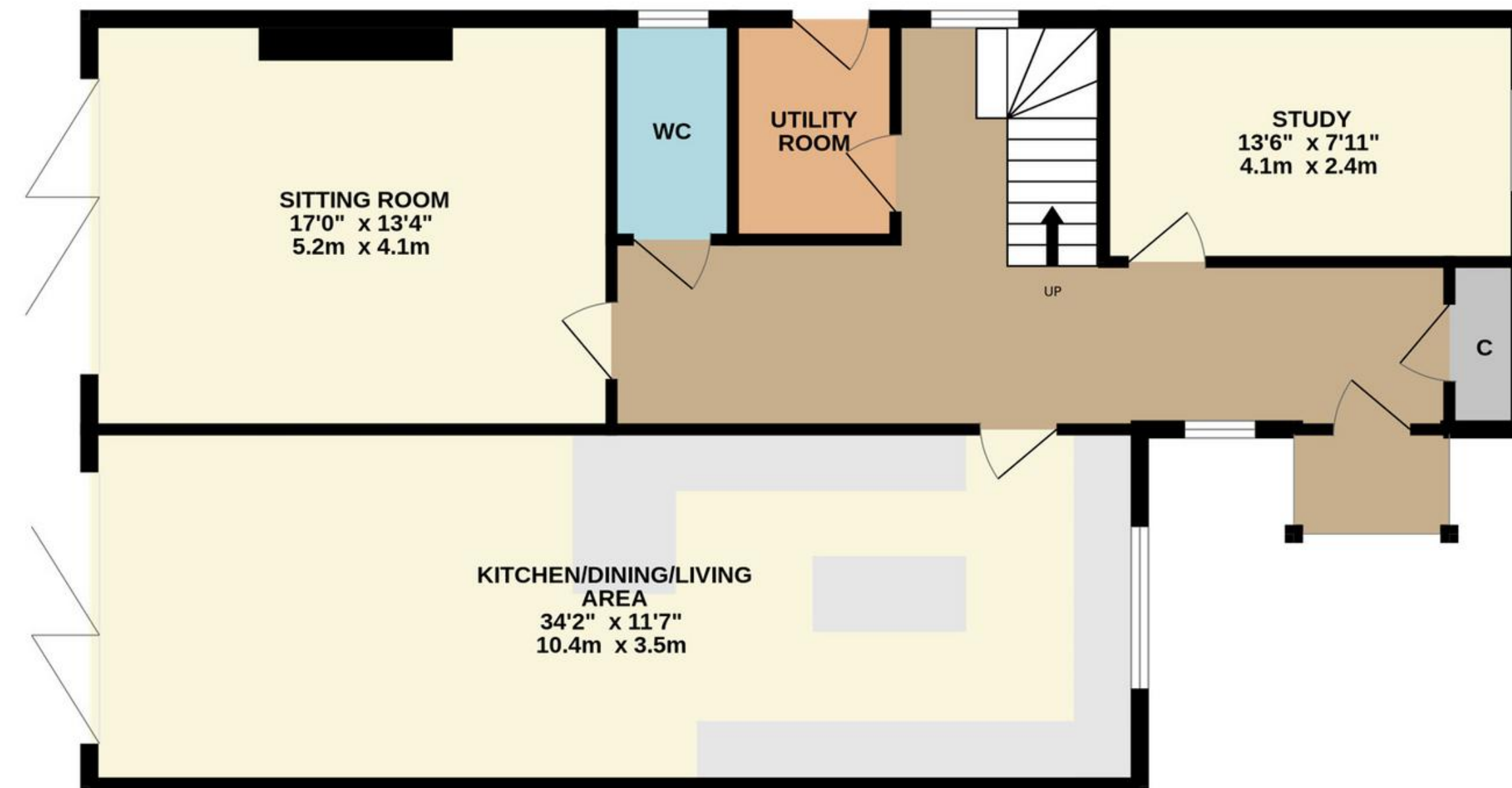
Tenure: Freehold. Council Tax Band: F.

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 : 2319 sq.ft. (215.5 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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