



Smiths  
your property experts

# Woodlands Close

Wymeswold

- Modernised detached bungalow
- Three bedrooms and a new contemporary bathroom
- L-shaped living space with an open fire
- Fully fitted kitchen and a separate utility room
- Generous corner plot with West facing gardens
- Paved parking area to the front of the property
- Garage to the rear and potential to park a caravan
- Brand new boiler and central heating system



## General Description

Smiths Property Experts offer to the market this modernised detached bungalow in the sought-after village of Wymeswold. The property is in immaculate condition and occupies a large plot in the centre of the village. There is also potential to park a caravan or space for a workshop to the rear.

## The Location

Wymeswold is a pretty and well-serviced Leicestershire village. There are three public houses, including the Hammer & Pincers, well known for its fine dining options. There is also a chemist, a village shop, and a primary school. Access to Nottingham, Leicester, Loughborough, and Melton Mowbray is excellent via the A46 and local road networks. Loughborough Train Station is within 3 miles and gives access to London St Pancras within 75 minutes.





## The Property

Internally, the property is presented in excellent condition, having been lovingly upgraded by the current seller. The accommodation is laid around a central hall with useful storage. There are three bedrooms (two good-sized doubles) and a beautiful new bathroom. The main living space has an open fire and opens via glazed doors onto a West facing terrace. There is also a fully fitted kitchen off the dining area and a separate utility room with a door to a 'lean to' providing external access.

## The Outside

The property occupies a corner plot on the entrance to Woodlands Close and is within a short walking distance of the village and its amenities. The property is set back from the street behind a paved parking area. To the left-hand side, there is vehicular access across the neighbouring driveway to the bottom of the grounds, where a large, gated area houses a detached garage. There is potential to park an auto sleeper, caravan, or rebuild a large workshop subject to obtaining the necessary consent.

The private rear gardens are generous and due Westerly facing. Laid around a central lawn is a large sandstone seating terrace leading from the main living space and a gravel-laid area to the far side of the main house with a raised border and timber shed. There are mature borders and a pathway down to the bottom of the garden where the garage is. The garage has had a new roof. There are also two sheds.





## Agents Note

The property has a brand new boiler and central heating system. There is a large loft that could offer further residential potential subject to the approval of the relevant planning consents.

## Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: D.

Local Authority: Charnwood Borough Council.

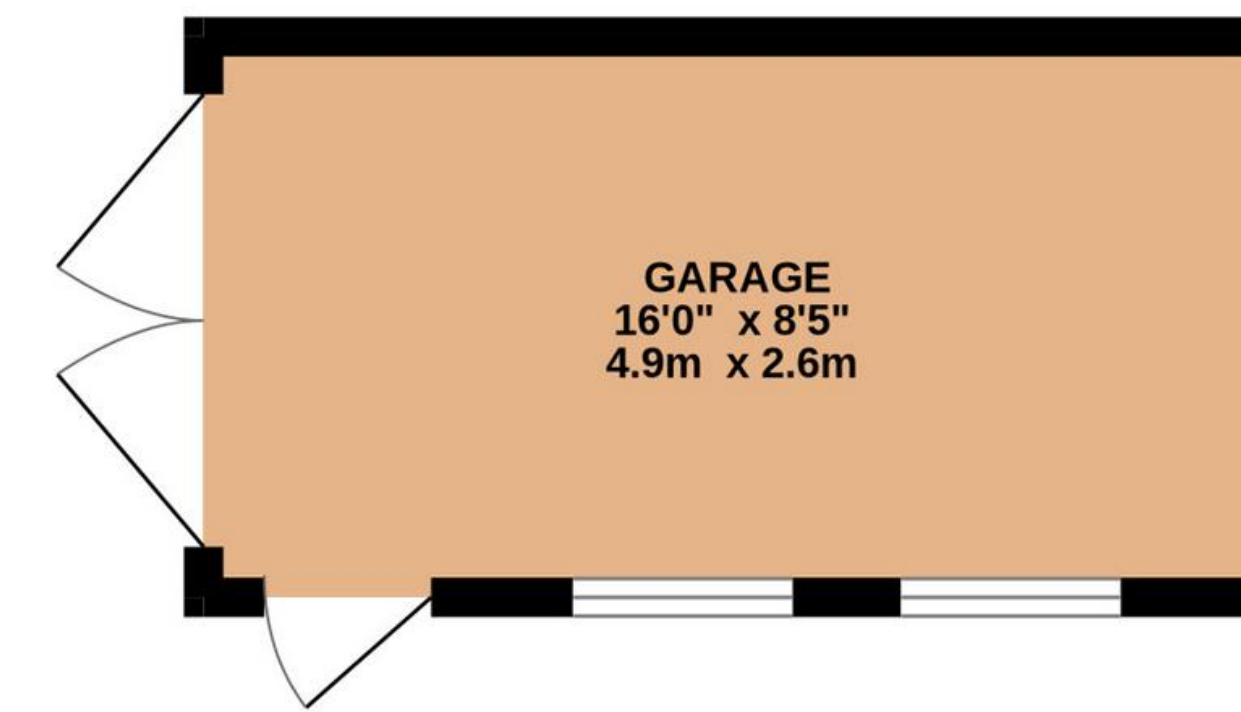
## Important Information

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.



## Smiths Property Experts

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TOTAL FLOOR AREA : 838 sq.ft. (77.9 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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