

White Horse Court

Wymeswold, Loughborough, LE12 6TA

John
German





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Wymeswold, Loughborough, LE12 6TA

£385,000

Welcome to White Horse Court, Wymeswold, and this detached family home in a superb village location. With three bedrooms, generous living space and a detached garage, we urge you to book your visit today with John German.



The village of Wymeswold is in the civil parish of Chamwood, close to Prestwold and Burton on the Wolds in the same county, and the villages of Rempstone and Willoughby on the Wolds in Nottinghamshire.

John German Estate Agents are delighted to present this superb family home to the sales market. As you will see from the photographs and video, this is a property that is sure to prove popular!

Upon arrival at White Horse Court, you will approach the property via pathway and steps to the front entrance door. This opens into the reception hallway, a versatile space that can be used as a dining room or study area, as it is now. Stairs rise to the first floor and doors lead off to the dining kitchen and living room.

The living room is the ideal space for relaxing in and has ample space for furniture. There are French doors opening out to the garden and a window to the front aspect. Engineered wooden flooring continues from the reception hallway and there is a delightful feature fireplace with brick inlay and wooden surround.

Next, we move through to the dining kitchen which is fitted with a matching range of base and eye level units and work surface areas. There are fitted appliances to include oven, hob, extractor, dishwasher and washing machine and there is ample space for a dining table and chairs. The perfect space for entertaining or formal dining.

Completing the downstairs accommodation is the guest WC which is accessed from the reception hall.

Ascend to the first floor and you will find three bedrooms, two of which are generous doubles, alongside a family bathroom. Each bedroom has a double-glazed window to its individual aspect and the principal bedroom benefits from an en-suite shower room with a walk-in shower, WC and wash hand basin.

The bathroom is fitted with a matching suite to include panel enclosed bath with shower over, WC and wash hand basin, with crisp white tiled walls and a window to the front elevation.

Proceed back downstairs and step outside the French doors and into the enclosed rear garden with a private patio seating area and steps up to the lawn. A pathway leads to the garage and rear gate which in turn opens onto the driveway which is suitable for two vehicles.

In conclusion, property in the village of Wymeswold always has a high demand and we expect this property to be no exception. Book your tour of this family home today, with John German Loughborough.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

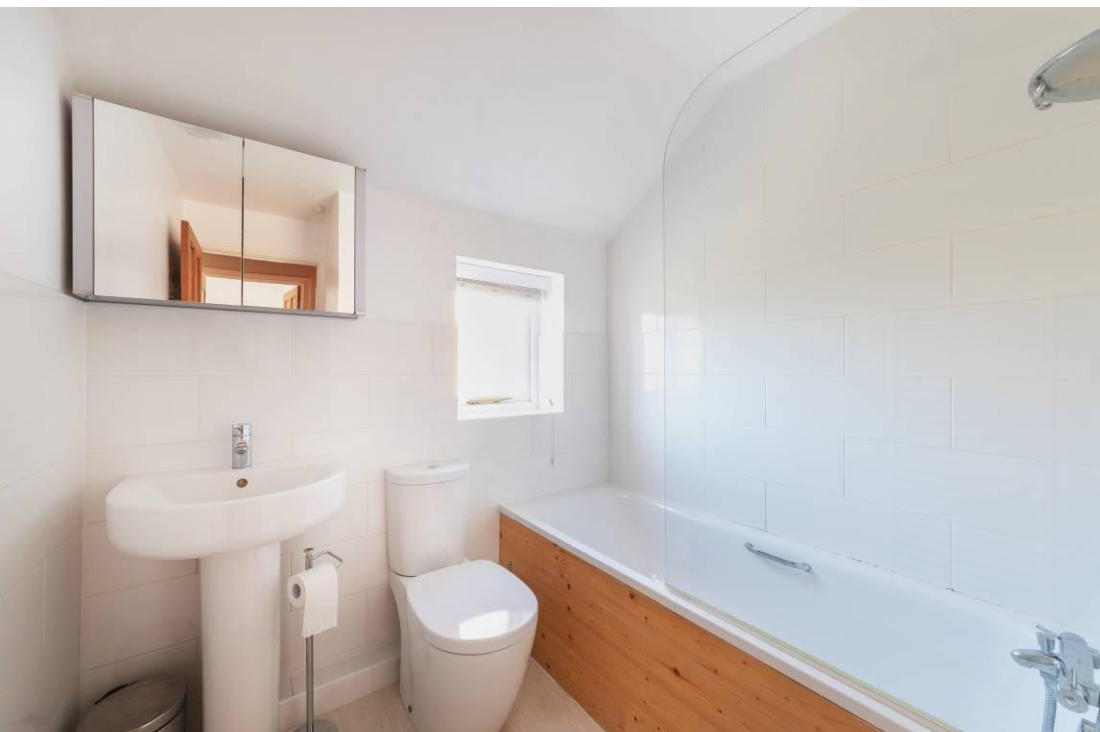
Services: Mains water, drainage, electricity and gas are believed to be connected to the property, but purchasers are advised to satisfy themselves as to their suitability.

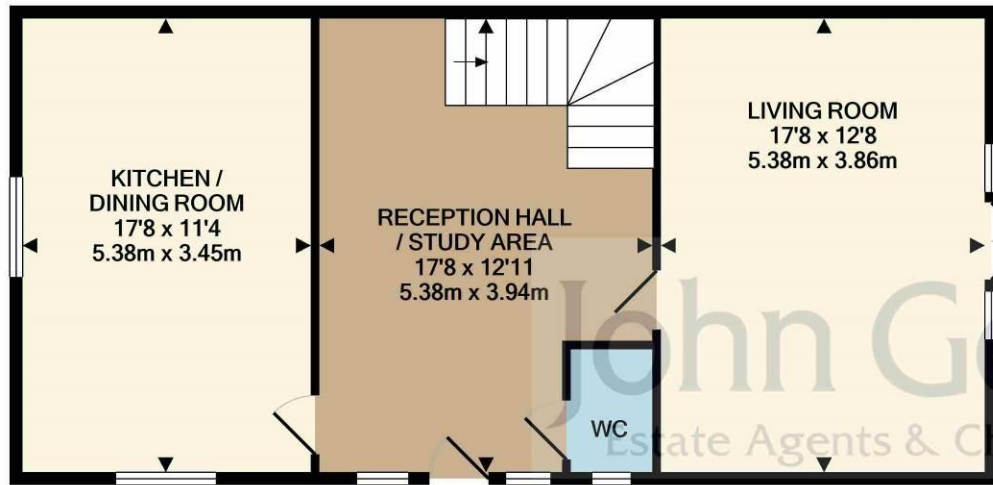
Useful Websites: www.environment-agency.co.uk; www.chamwood.gov.uk/pages/planning_applications

Local Authority/Tax Band: Chamwood Borough Council / Tax Band E

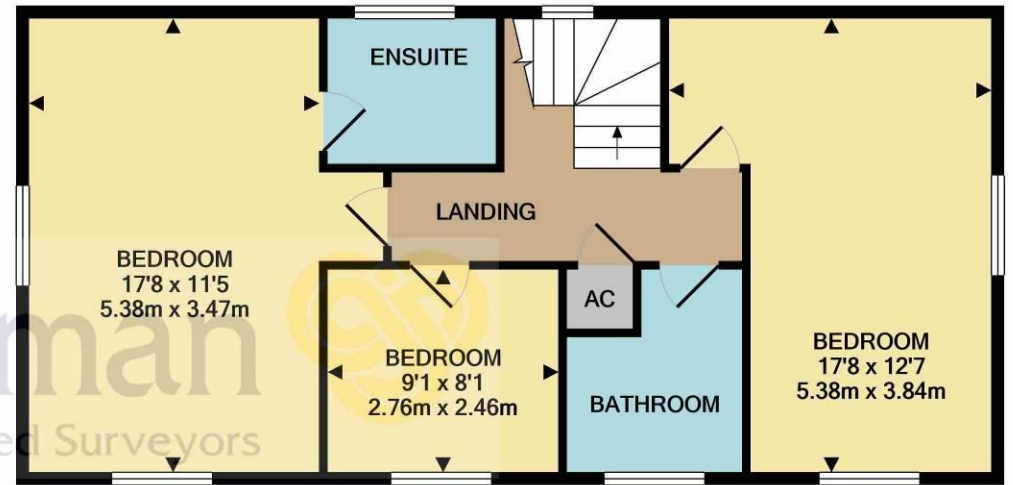
Our Ref: JGA/16042021







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

8 Forest Road, Loughborough, Leicestershire, LE11 3NP

01509 239121

loughborough@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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JohnGerman.co.uk Sales and Lettings Agent



