

# Jasmine Cottage, The Stockwell

Wymeswold, Loughborough, LE12 6UF



Centrally located in this charming and historic Leicestershire village, the property boasts plenty of character with exposed beams and brickwork, views of the nearby St Mary's church and spacious rooms.

Guide Price £435,000

John German

Positioned within walking distance of the village convenience store, The Three Crowns pub and the picturesque St Mary's church, the property is situated on a corner plot, with walled and gated frontage giving access to the driveway and detached double garage.

Above the front porch the datestone reads '1853', highlighting the character and history that is to be found inside.

Boasting two reception rooms, the main lounge has a feature fireplace with log burning stove, exposed beams to the ceiling and stairs rising to the first floor.

The second of the two reception rooms has further beams, understairs storage, exposed brickwork, window looking out to the driveway and access through to the kitchen/diner.

Comprising a range of integrated storage, with exposed brick and stonework surface, there is an integral oven, gas hob and inset sink unit, with the central heating run off the characterful Rayburn.

The windows offer views out over the driveway and towards the church which rises up above the hedge row.

Towards the rear of the ground floor, the utility is a later addition and is generously proportioned, offering undercounter appliance space with plumbing for a washing machine and dishwasher, as well as access to the downstairs WC and a door leading out to the rear.

At the top of the stairs, the landing splits, with the right hand side leading to two of the four bedrooms.

To the left, the spacious hallway is fitted with shelving with the first of the rooms being the family bathroom.

Hosting a white suite, the bathroom benefits from both a freestanding bath and an enclosed shower cubicle, WC, hand wash basin and chrome heated towel rail.

The two remaining bedrooms are doubles, with bedroom one formed of the extension above the utility. Boasting a vaulted ceiling, window to the front and porthole window to the side aspect.

Outside, the garage offers excellent parking or storage space and there is an adjacent lawned area. The property enjoys an enviable position in this highly desirable village.

**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.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.charnwood.gov.uk](http://www.charnwood.gov.uk)

**Our Ref:** JGA/23032023

**Local Authority/Tax Band:** Charnwood Borough Council / Tax Band D











Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D		
39-54	E	40   E	
21-38	F		
1-20	G		



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