

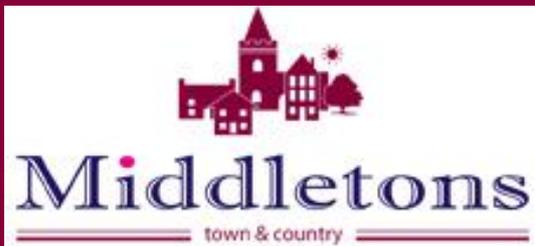


WRIGHTS LANE, WYMONDHAM

Offers Over £575,000

Four Bedrooms

Freehold



DETACHED BUNGALOW

SPACIOUS ACCOMMODATION

SOUTH FACING GARDEN

GOOD COMMUTER LINKS

GARAGES AND DRIVEWAY

BEAUTIFULLY APPOINTED

WELL SERVICED VILLAGE

SOLAR PANELS

COUNCIL TAX BAND D

01664 566258

info@middletons.uk.com





This beautifully presented and exceptionally well- appointed four- bedroom detached bungalow sits peacefully at the end of a quiet country lane in the charming village of Wymondham. It offers the perfect blend of rural tranquility and everyday convenience, with village amenities including a primary school, the Berkeley Arms pub, and the historic windmill, a much- loved local landmark and popular attraction. Ideally positioned for commuters the village lies approximately 8 miles from Melton Mowbray and just 6 miles from the A1.

The accommodation comprises; entrance hall, lounge, kitchen diner, conservatory, dining room, shower room, four good sized bedrooms, one with an ensuite shower room. Outside the property benefits from a landscaped front garden with a driveway providing off road parking, double garages and a beautiful south facing garden.

ENTRANCE HALL A part-glazed door with matching glazed side panels opens into the entrance hall, which features a fitted coir mat, radiator and carpet flooring. There are two useful storage cupboards, a further airing cupboard, and doors leading off to;

LOUNGE 14' 8" x 19' 1" (4.48m x 5.83m) A spacious and nicely proportioned lounge featuring a front-facing bay window, radiator, and a striking stone fireplace with a log-effect gas fire. Additional highlights include wall lighting, a TV aerial point and comfortable carpet flooring, creating a warm and welcoming living space.

KITCHEN/DINER 16' 4" x 15' 8" (4.98m x 4.80m) A beautifully appointed Howdens kitchen offering a generous range of stylish wall, drawer and base units with soft under-lighting, topped with sleek work surfaces. Features include a stainless steel sink and drainer with mixer tap, integrated fridge, and a central island breakfast bar housing Lamona double ovens, an induction hob and extractor hood. There is also an integrated Lamona dishwasher. The space is filled with natural light from three dual-aspect windows, with a door to the conservatory and an external door leading out to the patio. Finished with LED lighting, a porcelain tiled floor and a radiator, this kitchen combines practicality with contemporary style.

DINING ROOM 13' 2" x 15' 9" (4.02m x 4.82m) Featuring French doors that open onto the south-facing patio, this room enjoys an abundance of natural light and offers ample space for both dining and lounge furniture. Additional features include a TV aerial point, radiator, wall-mounted electric fire, LED lighting and engineered wood flooring, creating a bright and versatile living area.

CONSERVATORY 7' 9" x 16' 4" (2.38m x 5.0m) Accessed from the kitchen, this versatile space features French doors opening directly onto the south-facing garden, allowing you to enjoy the outdoors year-round. Fitted blinds and tiled flooring add practicality, while a base unit provides space and plumbing for a washing machine.

SHOWER ROOM 10' 1" x 7' 5" (3.09m x 2.28m) Comprising a walk-in shower cubicle with a fixed waterfall shower head and riser, dual-flush WC, wall-mounted wash hand basin and a heated towel rail. An obscure-glazed window provides privacy, and the room is finished with vinyl flooring.

BEDROOM ONE 10' 1" x 16' 4" (3.08m x 5.0m) Having a front-facing bay window, this spacious bedroom features fitted Sharps wardrobes, drawers and a dressing table, along with a radiator and carpet flooring. A door leads through to the en-suite.

ENSUITE 3' 4" x 10' 1" (1.03m x 3.08m) Comprising a shower cubicle, pedestal wash hand basin and dual-flush WC. An obscure-glazed window provides privacy, with tiled walls, a radiator and vinyl flooring completing the space.

BEDROOM TWO 9' 11" x 11' 1" (3.03m x 3.38m) Having a window to the side aspect, this room includes a radiator and carpet flooring, with a door leading through to bedroom three.

BEDROOM THREE 10' 0" x 10' 9" (3.05m x 3.28m) Having a two dual aspect windows with views of the garden radiator and carpet flooring.

BEDROOM FOUR/HOME OFFICE 12' 0" x 6' 10" (3.68m x 2.10m) This flexible room is currently used as a home office but could easily serve as an additional bedroom. It enjoys a window overlooking the rear garden, along with a radiator and carpet flooring.

FRONT ASPECT Landscaped for easy maintenance, the front offers a gravel driveway leading to the garages and providing ample off-road parking. Block paving runs the full width of the bungalow, meeting raised gravel beds retained by a dwarf stone wall and planted with established shrubbery. A side gate provides access through to the garden.

DOUBLE GARAGE 16' 9" x 16' 9" (5.12m x 5.13m) Having electric roller doors, power and lighting, loft hatch and personnel door into the kitchen.

REAR GARDEN This generous south-facing garden backs onto open farmland and is mainly laid to lawn, with mature shrubs bordering the space and a charming summer house - perfect for making the most of this beautiful setting. Steps lead up to the rear of the bungalow, where a paved seating area offers an ideal spot for relaxing or entertaining, complete with a garden tap and courtesy lighting.

SOLAR PANELS The solar panels on this property are leased from Asha degreener. Please ask for further details. Homeowners benefit from the use of the free electricity that the panels generate during daylight hours. The appliances in the home will always use the electricity generated by the panels first (if available) and then if usage in the home exceeds the supply of the panels the supply is topped up from the grid so this causes a clear reduction in the electric bill as they are not using as much electricity from the grid. Depending on how well a customer utilises the free electricity available depends on how much money they can save off their electric bill.

AGENTS NOTE TENURE Freehold. Please note that any services, heating systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.

THIRD PARTY REFERRAL ARRANGEMENTS Middletons Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request or visit middletons.uk.com/Referral-Fees







Ground Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

01664 566258

www.middletons.uk.com
info@middletons.uk.com

THE PROPERTY OMBUDSMAN
Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.