



The Losley - Plot 19, Storkit Meadows, Wymeswold

£480,000

MOORE
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YORK

The LOSLEY is a four double bedroom detached property with an en-suite to the master bedroom and a separate family bathroom. The living room is dual aspect, with double doors to the rear garden and there is a fantastic kitchen, dining, family room. In addition, there is a separate WC and utility. HELP TO BUY OR PART EXCHANGE AND ASSISTED MOVE SCHEMES AVAILABLE.

STORKIT MEADOWS DEVELOPMENT

Storkit Meadows is a charming development of eight different house styles ranging from two to five bedroom homes.

The development is situated in a highly desirable location within the beautiful village of Wymeswold.

The village is situated close to the northern boundary of Leicestershire, mid-way between Nottingham and Leicester, therefore offering excellent access to the M1, A6 and A46. In addition, direct trains to London from Leicester arrive in St Pancras hourly during the week.

ROOM DIMENSIONS: Ground Floor

Living Room: 6530 x 3305 or 21ft5in x 10ft10in

Family Room: 5525 x 4505 or 18ft1in x 14ft9in

Kitchen: 4330 x 3395 or 14ft2in x 11ft2in

Utility: 2930 x 1530 or 9ft7in x 5ft

WC: 2107 x 1133 or 6ft9in x 3ft9in

Bedroom 1: 4505 x 4400 or 14ft9in x 14ft4in

En-suite: 2236 x 1463 or 17ft4in x 4ft10in

Bedroom 2: 3545 x 3285 or 11ft8in x 10ft9in

Bedroom 3: 3355 x 3210 or 11ft x 10ft6in

Bedroom 4: 3355 x 3210 or 11ft x 10ft6in

Bathroom: 2236 x 1924 or 7ft4in x 6ft4in

First Floor

Bedroom 1: 4505 x 4400 or 14ft9in x 14ft4in

En-suite: 2236 x 1463 or 17ft4in x 4ft10in

Bedroom 2: 3545 x 3285 or 11ft8in x 10ft9in

Bedroom 3: 3355 x 3210 or 11ft x 10ft6in

Bedroom 4: 3355 x 3210 or 11ft x 10ft6in

Bathroom: 2236 x 1924 or 7ft4in x 6ft4in

KITCHEN

4.42m x 4.15m (14'6" x 13'7")

Each home has an ergonomically designed kitchen, thoughtfully laid out to ensure space is maximised and it becomes the focal point of your new home.

All plots have a full range of high-quality, integrated Siemens appliances as standard including:

- * Stainless steel, electric oven
- * Black, induction hob (60cm) with stainless steel cooker splash back
- * Stainless steel, cooker hood (60cm)
- * Dishwasher (60cm)
- * Tall fridge-freezer

Customers have the enviable opportunity to have input in the kitchen design and are able to personalise the finish with a range of ceramic and porcelain tiled flooring.

BATHROOM

The Laufen Pro-S range of sanitary-ware is fitted to all bathrooms, en-suites and WCs as

standard. Thermostatic showers, chrome taps and towel rails are fitted to all bathrooms and en-suites (*where applicable*) A selection of ceramic and porcelain tiling to the following areas is offered as standard, but upgrades are available on request.

The rear garden of every plot is landscaped and ornamental planting to the front completes the finish. Individual driveways are block paved and 1.8m high close boarded fencing surrounds every garden.

A children's play area, with play equipment will be installed and a new bridleway will be constructed to provide an attractive walk to three separate open spaces and a pond, all within the development curtilage.

Barwood Homes aim to deliver unique houses of exceptional quality that set us apart from the rest. The style, material choice, finish and details are all exemplary.

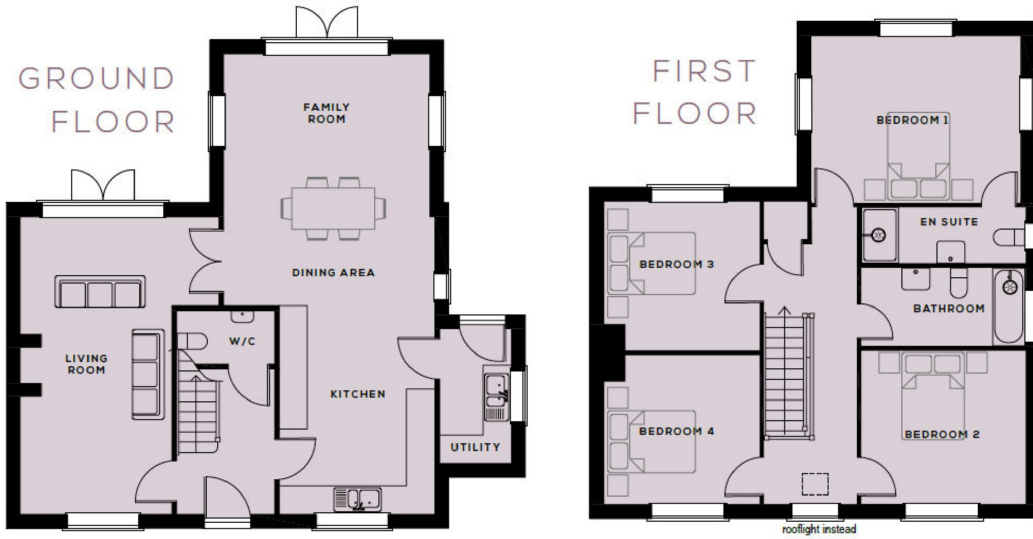
ABOUT BARWOOD

A Barwood home is not just built for today, but designed as a permanent enhancement to the villages and towns they are situated in. This is achieved by our commitment to

excellence in design, sensitive landscaping, sympathetic restoration, and addressing the needs not only of our customers but their neighbours, and also the wider community. Every detail and aspect of what we do has been carefully thought through to deliver the best design and quality in all our homes. Barwood's quality is evident not only in the finished product, but attributed to the skilled professionals involved in the overall process.

Images are of a Barwood Homes show home on a different development





Directions

If approaching from the A46, Wymeswold is easily approached by taking the Dalby Intersection off the A46 on the A6006 signposted for Melton/Asfordby. Follow the road into the village of Wymeswold and continue through the village centre passing Clay Street on the left-hand side. Immediately after passing London Lane the development can be found on the right-hand side. From Loughborough, take the A60 Nottingham Road and travel for some distance passing through the villages of Cotes and thereafter Hoton before coming to the main traffic island junction in Rempstone. At the junction take the right-hand turn into A6006, follow the road through Rempstone village and after a short distance, as you enter the village of Wymeswold, the development will be found on the left-hand side.

Making an Offer

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money.

If you are making a cash offer we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured upon it.

Property Information Questionnaire

The vendor(s) of this property has completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.

Important Information

Although we endeavor to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor. All floor plans and/or measurements shown/quoted are believed to be within 5% but must not be relied upon - purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

Surveys and Valuations

Moore & York are able to offer a comprehensive Survey and Valuation service of residential property. We undertake all types of valuations including Market Valuations, RICS Homebuyer Survey and Valuation Reports, Valuations for Probate, Capital Tax purposes and Insurance Reinstatement Valuations.

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