



96 Brook Street, Wymeswold

Located just off idyllic Brook Street and situated within a private courtyard, this characterful three bedroom cottage offers spacious accommodation and having been re-fitted by present owners includes breakfast kitchen, impressive lounge, dining/utility, with family bathroom to the first floor and parking for up to two vehicles plus front garden and substantial outbuilding. Vendor currently looking for property to purchase.

£275,000

GENERAL INFORMATION

This sought after village ideally placed for access to the University town of Loughborough & its wide range of amenities inc the renowned endowed schools, University & Colleges as well as a wide range of shopping & recreational pursuits. Wymeswold is well-known for its amenities inc nearby pharmacy, several public house's & popular restaurants, local shop & highly regarded primary school.

EPC RATING

An EPC assessment is due to be carried out on this property shortly. Once the assessment has been conducted the resulting report will be available to view on www.EPCRegister.com and search using the postcode of the property.

BREAKFAST KITCHEN

3.65m x 3.65m (12'0" x 12'0")

Re-fitted by the present owners to a high standard having plentiful fitted units for storage and display purposes in light oak finish, plus wine racking and display shelving, great work-surfaces with cut in drainer and under cut ceramic sink, space for upright fridge freezer and chimney breast recess for Range Master oven with fitted extractor and over-mantle, exposed beams to the ceiling and concealed Potterton central heating boiler.



Large format tiled flooring and ample space for breakfast or dining area, with central heating radiator, uPVC double-glazed window to the front elevation and door to the same. A multi-paned door at the side leads through to the sitting room and a further open doorway leads off to:





DINING & UTILITY

3.67m x 2.17m (12'0" x 7'1")

With flooring to match the kitchen which is adjacent and with additional uPVC double-glazed bow window to the front elevation, beamed ceiling with light point and radiator, open-plan and open-tread staircase to the first floor accommodation and with the utility space having tandem stacked space for washer and dryer with adjacent storage plus granite work-surfaces with the dining area having ample space for dining table or, potentially, an additional seating area to the ground floor.



MAIN SITTING ROOM

5.92m x 3.66m (19'5" x 12'0")

With beamed ceiling throughout and having two wall light points, a spacious main reception room having two radiators and feature fireplace with open hearth and mantelpiece surround, recess for TV to side and uPVC double-glazed bow window to the property's front elevation. An additional access door to the front elevation of the property is at the corner of the room.



FIRST FLOOR LANDING

With a quarter landing area accessed immediately from the staircase accessed from below and having ceiling light point and uPVC double-glazed window to the rear elevation. An access hatch exists off to the property's hot water tank which is also accessible from the bathroom, and a single step up leads to the landing space proper which then accesses three good-sized bedrooms. A door from the initial quarter landing area also leads off to:

BATHROOM

2.55m x 2.22m (8'4" x 7'3")

With a full three-piece white modern suite comprising close-coupled WC with push button flush and pedestal washbasin with mixer tap, shower/bath with curved glass screen, separate hot and cold taps plus Mira Sport electric shower unit, access hatch off to the airing space and hot water tank, tiling to parts, chrome-finish towel radiator, contrasting floor tiling and ceiling light point and shave socket.



MASTER BEDROOM

3.67m x 2.77m (12'0" x 9'1")

With uPVC double-glazed window to the front elevation, radiator with thermostat, feature chimney breast and ceiling light point, loft access hatch point.



DOUBLE BEDROOM TWO

3.65m x 2.75m (12'0" x 9'0")

Having radiator, ceiling light point and uPVC double-glazed window to the front elevation. Currently used as a dressing space but easily affording a second double bedroom if required. Please note: Sizes are maximum and do not take into account chimney breast intrusion.



BEDROOM THREE

3.65m x 2.13m (12'0" x 7'0")

With ceiling light point, radiator and uPVC double-glazed window to the front elevation.



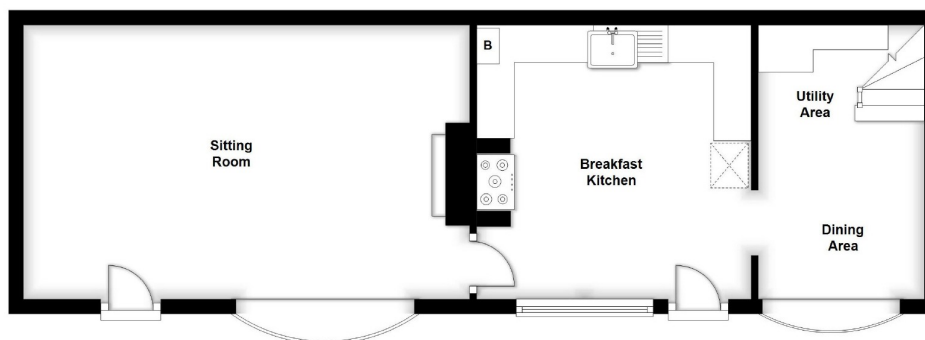
OUTSIDE

The property's frontage and parking is directly accessed via a courtyard area which serves other adjacent dwellings. The frontage provides off-road parking for potentially one or two vehicles dependent upon configuration and is open-plan to the small garden space which is adjacent, also running along the property's front boundary, plus there is hedging for privacy. Opposite the property is a substantial in size brick-built store with single pitched roof which provides plentiful space for storage.

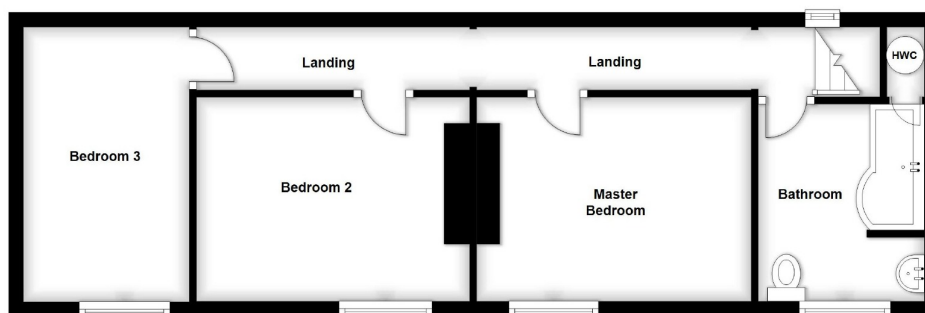




Ground Floor
Approx. 479.4 sq. feet



First Floor
Approx. 473.3 sq. feet



Directions

Leaving Loughborough on the A60 Nottingham Road and pass through the hamlet of Cotes. Continue on the A60 up the incline into the village of Hoton and take the third right into Wymeswold Lane. Continue for some distance before reaching Wymeswold village and follow the left and right-hand bends into Brook Street. Continue for some distance before reaching the property on the right-hand side with driveway entrance being just past No 94. The proper entrance to the property is just behind No. 94 and we suggest that in the first instance visitors park on roadside and head on-foot to the right, and No. 96 can be recognised by its red front door.

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.

Please would you contact Moore & York to check the availability of any property and make a viewing appointment via ourselves before embarking on any journey to see a property to avoid disappointment.

Floor Plans

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only.

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

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