



OLD MANOR GARDENS

WYMONDHAM



HOME SWEET HOME...

Welcome to Number Nine, Old Manor Gardens; an immaculate, five-bedroom, family home in the pretty village of Wymondham, on the edge of the Rutland and Leicestershire borders. This modern and pristine home has a

charming, 'barn-inspired' architectural design featuring a complementary blend of rich ironstone and red brick with striking exposed timbers to the front, all set within a small, private development.

As you follow the hebe lined path that leads to the inset porch area, admire the traditional street lamp and the commanding façade of your home. Overhead spotlighting provides a welcoming feel and is useful upon returning home after a night out.

Once through the front door, flanked full-height windows welcome you into the bright and spacious hallway, which benefits from smartly tiled flooring. The pale tones complement the use of wood, granting a warm, yet fresh, atmosphere.





The first reception room found to the front of the property is the dining room, which has plenty of room to add a formal dining table as well as sideboards, display case and a cosy chair.

Opposite, the sitting room fills with natural daylight thanks to a large, front-facing window and French doors to the rear of the room. Set the little ones down on the lovely soft carpet to play, while you gaze out through the French doors that open onto a delightful enclosed patio area, criss-crossed with paving, and the green strip of the lush lawn beyond. This is a great socialising space for the whole family to unwind and reflect following a busy day.



A SOCIABLE HUB...

Make your way back through the hallway and past the downstairs WC, to find the fantastic kitchen diner brimming with country charm. With an eight-ring gas hob and electric ovens, built-in fridge, freezer, dishwasher and a range of units, home cooks will be keen to get cracking. Large enough for a seating area to relax with a cup of tea as well as a family-sized dining table, this is a highly versatile space. Throw open the French doors and turn this into the perfect summer party hub.

Adjacent to the kitchen, a separate laundry room has space to house your tumble dryer and washing machine and will help to keep the main eating area peaceful and tidy. It also features a sink and worktop to make cleaning and organisation a breeze.



AND SO TO BED...

The stairs from the hallway whisk you up onto the galleried landing with a full-height ceiling, roof light, and large window overlooking the garden. This impressive space leads you into the master suite, which is another bright room with fantastic fitted wardrobes and a recently installed ensuite shower room. The shower room features a rainforest shower, glass cubicle, under-basin units, stylish basin and loo.

Two further doubles on the first floor offer brilliant accommodation for your family, with a neutral palette you can adapt to suit your personality. The bedroom to the front also has double wardrobes with a vanity nook and the rear bedroom has pleasant views over the garden and village. A tiled family bathroom serves these two bedrooms and includes a bath with shower over, basin and loo, so you can switch between a leisurely bubble bath lit with scented candles or the faster morning routine.



From the first-floor landing, a further staircase takes you to the second floor. Here you will locate two further large doubles. One is currently being used as a quiet study, featuring a bespoke bookcase with storage that fits the attractive contours of the room. The other bright and spacious bedroom could be used a teenager's retreat or as a guest room. The final bathroom to discover features a bath with overhead shower, basin and loo – the ultimate in convenience and luxury.

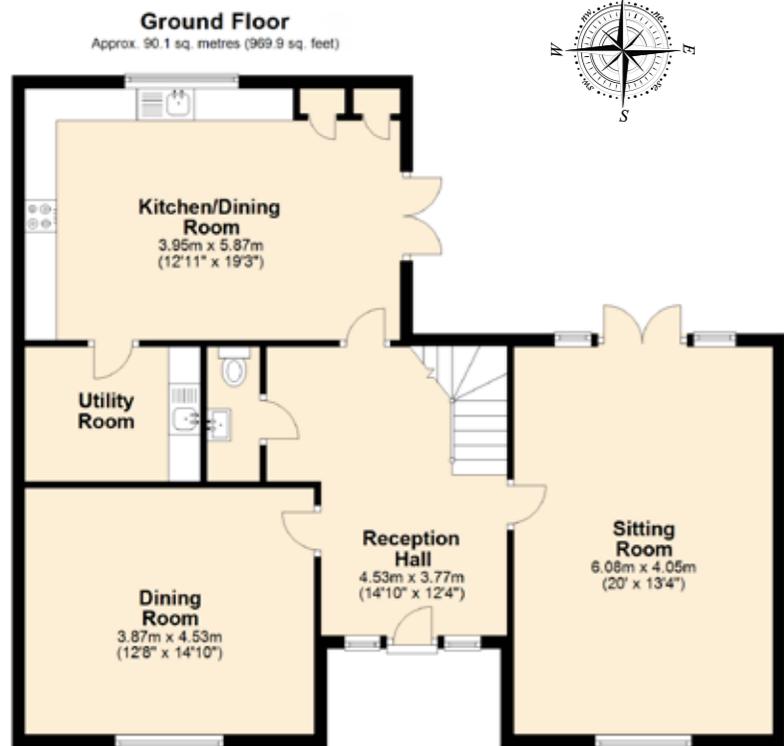


STEP OUTSIDE

Make the best of those sunny days with a professionally designed and landscaped garden where church spire views are to be enjoyed. The planting scheme highlights the paved pathway, which draws you along to the various outdoor dining areas – a wonderful entertainment space to set up the BBQ and host a party or two. The garden is full of charm and yet remains easy to maintain.

The front of the property offers parking for two cars or you can make use of the single garage to the rear, with additional spaces available for your guests to utilise with the shared visitor spaces. A gate to the side of the garage leads into the garden and a handy door from the garage opens into the garden too and is so useful for stowing away the lawnmower and garden furniture.





Total area: approx. 215.8 sq. metres (2322.3 sq. feet)

This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.



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OUT AND ABOUT

The highly sought-after village of Wymondham is close to the market towns of Melton Mowbray, Oakham and Stamford, which contain a range of schools, independent shops, bistros, restaurants, pubs, and health and leisure facilities.

The Berkeley Arms pub is the local's favourite haunt, and the Windmill tea and craft shops add a dash of finery to the community. Young ones will find ducks to feed and a children's play park. There is also a woodland puzzle trail and the Windmill, built in 1814, may be climbed for a view over the village. St Peter's CofE Primary School is a short distance walk from the home and for secondary education, many families make use of a choice of schools in nearby Oakham or Melton Mowbray with either state or independent schooling in mind.

Many beautiful walks and routes with footpaths, cycle routes and bridleways all around surround Wymondham. With so much to see and do, it won't be long until you are ingrained in this rural, yet thriving village life.

A regular bus service provides links to the local villages and towns, and mainline services connect from Melton Mowbray, Oakham and Grantham.

THE FINER DETAILS

Freehold
Gas Central Heating with combi boiler fitted 2019
Double glazing throughout
EPC rating C

Melton Borough Council, tax band F
Single garage
There is an annual maintenance charge for the communal areas of approx.. £500pa



9 Old Manor Gardens, Wymondham, Leicestershire LE14 2AN



To view please call the team on
01572 497 070 | team@pelhamjames.co.uk | pelhamjames.co.uk