



**BROOK STREET, WYMESWOLD, LOUGHBOROUGH**

ASKING PRICE: £ 400,000





Tucked away behind a leafy hedge and block-paved driveway, this delightful two-bedroom cottage on Brook Street perfectly blends rural charm with modern comfort. With its pretty pan-tiled roof, characterful interior, and idyllic village setting, this home is ideal for anyone wishing to enjoy the peaceful pace of village life while downsizing or seeking a cosy retreat. Highlights include a farmhouse-style kitchen with vaulted ceiling and skylights, a welcoming lounge with exposed beams, and a private, low-maintenance garden—just moments from the heart of picturesque Wymeswold.



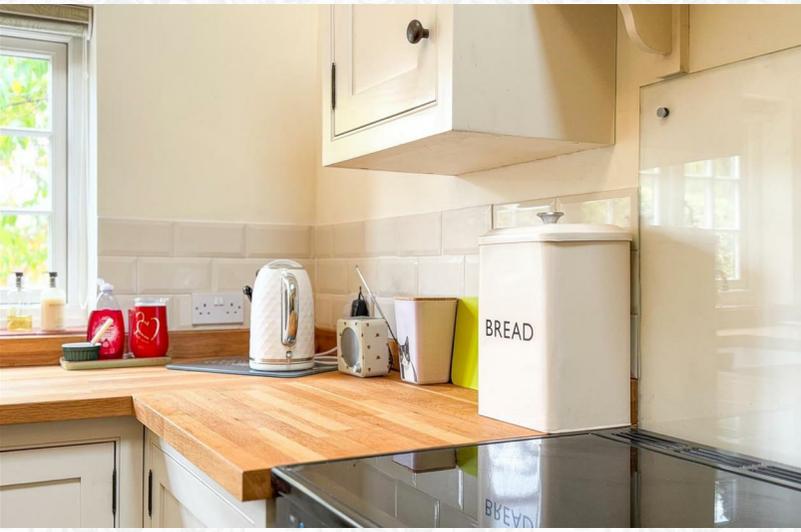
Beyond the wooden gate, a gravel path winds through the cottage's charming front garden to a sheltered porch and front door. Inside, the entrance hall instantly sets the tone with stone-tiled flooring, a feature brick fireplace with log burner, exposed beams, and shuttered windows overlooking the garden. This room is wonderfully versatile—it could easily serve as an additional sitting area or dining space. To the left, the farmhouse-style kitchen exudes rustic charm with a vaulted ceiling and Velux skylights that flood the room with light. Bespoke cabinetry, solid wood work surfaces, and a Belfast sink complete the country aesthetic, complemented by integrated appliances including a dishwasher, and space for a range cooker and fridge-freezer. There's also room for a small dining table, making it a warm, social space for everyday living.







From the hall, a small connecting room with matching stone-tiled floors leads to the lounge—an intimate, relaxing space perfect for quiet evenings. This area features exposed beams, a character chimney breast with fireplace, and newly fitted laminate flooring. The connecting room also offers excellent practicality, with two storage cupboards—one housing the washing machine—making it ideal as a home office, laundry, or craft space.





Upstairs, the master bedroom offers a tranquil retreat, with soft carpeting, tasteful décor, and space for a king-size bed and additional furniture. A window frames a serene outlook across the curtain of willow trees lining the brook beyond. The family bathroom, positioned between the two bedrooms, features a three-piece suite with shower-over-bath, subway tiling, tiled floors, a heated towel rail, and privacy glass window. Bedroom two is another comfortable double, with painted floorboards, neutral tones, and a handy built-in storage cupboard under the eaves—ideal for guests or as a stylish home office.





Outside, the front garden has been thoughtfully landscaped for privacy and low maintenance. A gravelled area is bordered by mature shrubs and colourful flowerbeds, while a stunning passion flower drapes over a timber archway. A granite-set patio provides a perfect spot to unwind with a glass of wine on a summer's evening. There's also a practical storage shed and ample parking on the driveway for two vehicles.



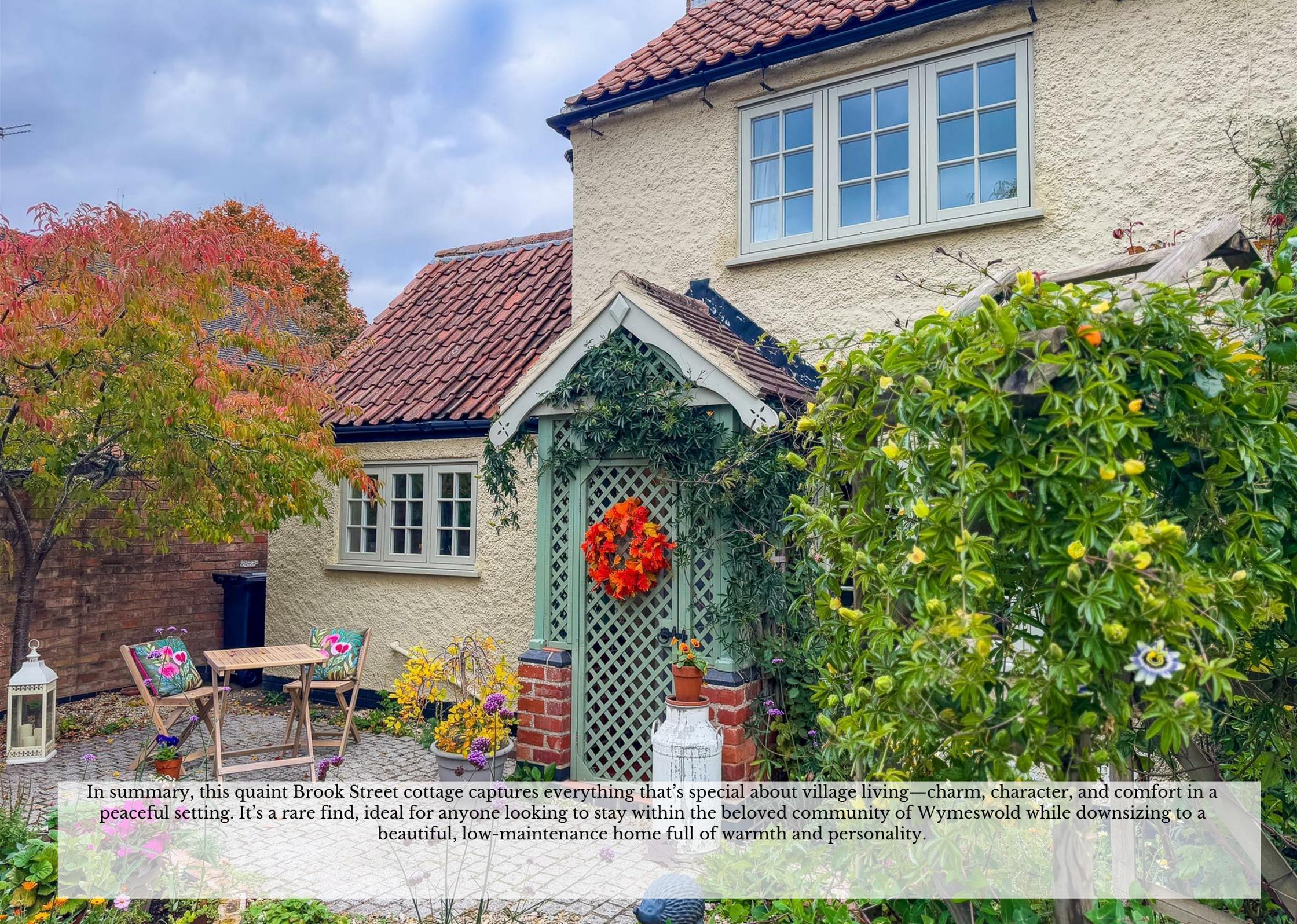
Wymeswold is one of Leicestershire's most sought-after villages, known for its warm community feel, picturesque surroundings, and excellent amenities. The village boasts two popular pubs, a well-regarded primary school, farm shop, and tearoom, along with beautiful countryside walks right on the doorstep. It's ideally located for access to nearby towns such as Loughborough and Melton Mowbray, and offers easy links to Nottingham and Leicester—making it perfect for those who want the tranquillity of village life without sacrificing convenience.







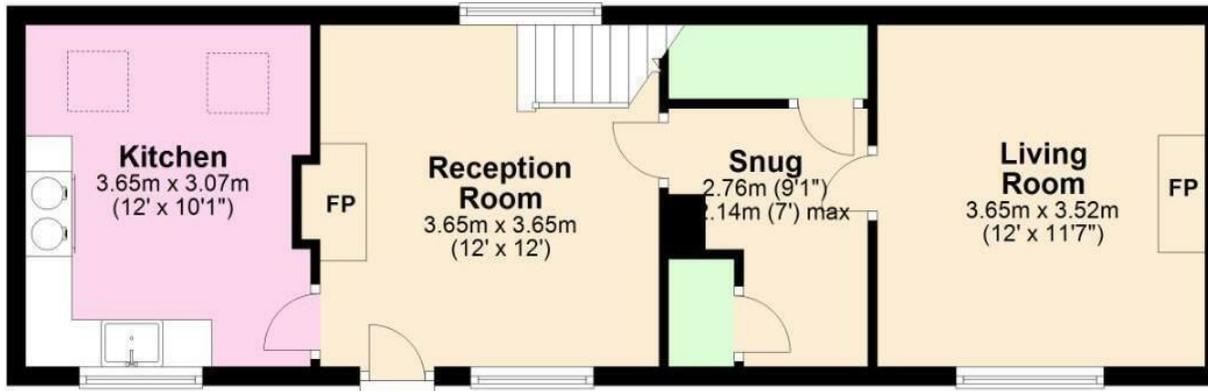




In summary, this quaint Brook Street cottage captures everything that's special about village living—charm, character, and comfort in a peaceful setting. It's a rare find, ideal for anyone looking to stay within the beloved community of Wymeswold while downsizing to a beautiful, low-maintenance home full of warmth and personality.

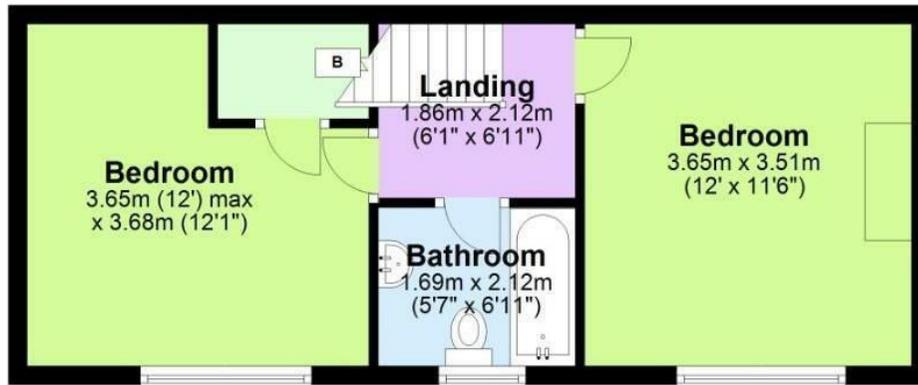
## Ground Floor

Approx. 46.3 sq. metres (497.9 sq. feet)



## First Floor

Approx. 34.4 sq. metres (370.3 sq. feet)



Total area: approx. 80.7 sq. metres (868.1 sq. feet)

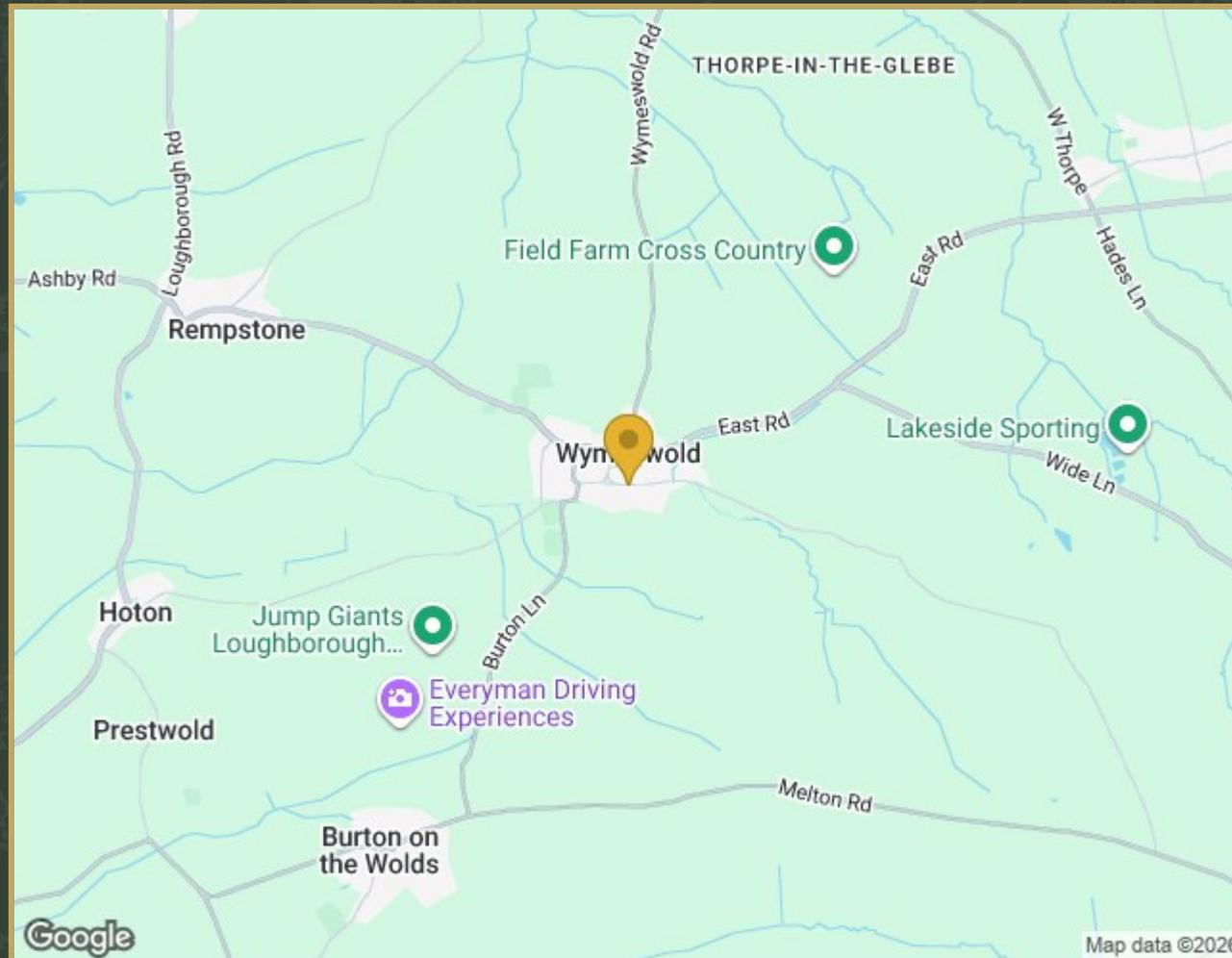
Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

# KEY FEATURES:



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

# Property Location



55 Brook Street, Wymeswold, Loughborough, LE12 6TT



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