



Butt Lane, Wymondham
Asking Price Of £340,000



Show home condition and still under NHBC Warranty this is a semi-detached three-bedroom home, found in the sought after village of Wymondham. Benefitting from driveway parking, with planning for a carport, gas central heating and upgraded kitchen. Open the front door into the entrance hall where you gain access to the w/c, living room and dining kitchen which has been upgraded with built in appliance including washing machine, fridge, and two ovens. Double doors lead out to the garden. The kitchen also has a walk-in cupboard which makes a great store/pantry.

Climb the stairs from the hallway to the landing, where you gain access to three good sized bedrooms, en-suite to the principal and a family bathroom. The second and third bedroom both have built in wardrobes.

Externally, the property is set on an attractive plot and benefits from private driveway parking and a well-maintained rear garden mainly laid to lawn, enclosed with fencing and gated access to the driveway.

TENUE: Freehold

ALL MAINS CONNECTED

EPC: B

COUNCIL TAX: C

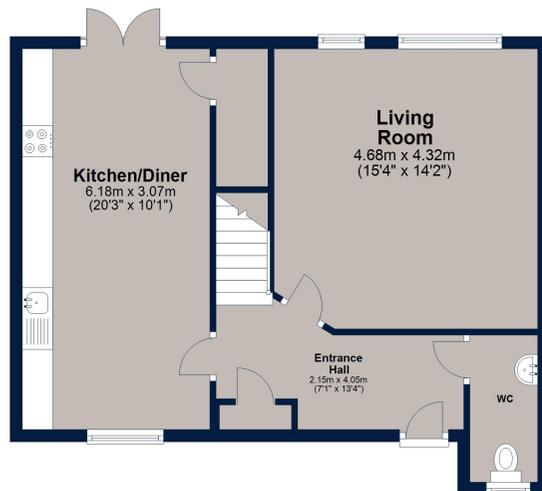




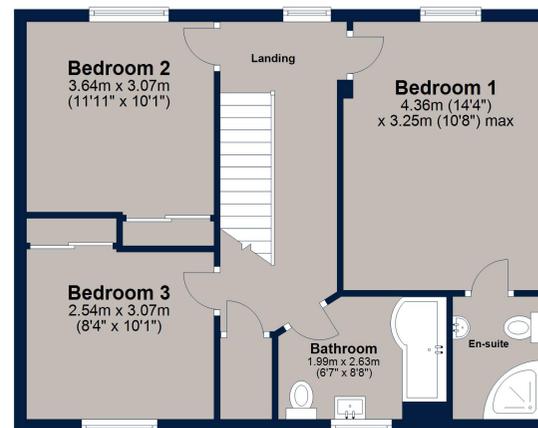
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Wymondham is a village in the Borough of Melton Mowbray with a number of useful amenities including a primary school, church, a mobile post-office, public house and the infamous Wymondham windmill which is now a visitor attraction and includes a tearoom and craft shops. Further amenities are available from the nearby villages and towns. Ideally located for commuters with easy access to the A1 and within driving distance of Leicester, Oakham and Nottingham.

Ground Floor



First Floor



Total area: approx. 107.9 sq. metres (1161.0 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo
Plan produced using PlanUp.



Osprey Oakham
4 Burley Road
Oakham
Rutland LE15 6DH
01572 756675
oakham@osprey-property.co.uk

Osprey Stamford
7 Red Lion Street
Stamford
Lincolnshire, PE9 1PA
01780 769269
stamford@osprey-property.co.uk

Osprey Oundle
6 Crown Court
Market Place
Oundle, PE8 4BQ
01832 272225
oundle@osprey-property.co.uk

Osprey Melton
8 Burton Road
Melton
Leicestershire, LE13 1AE
01664 778170
melton@osprey-property.co.uk

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements