

THE MEADOWS

Wymeswold, Leicestershire LE12 6ST

2 and 3 bedroom homes with private gardens and parking

AVAILABLE TO RESERVE OFF PLAN



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Stonewater, in partnership with Dandara, present **our semi-detached, two and three bedroom houses for shared ownership** at The Meadows, a popular new development on the edge of Wymeswold village. All properties feature a good-sized living/dining room with access on to the rear garden, a separate kitchen, hall and useful cloakroom with WC and hand basin on the ground floor. Upstairs all properties have two double bedrooms and a family bathroom. The third bedroom in the three bedroom houses is a single.

The houses come with two allocated off-road parking spaces with sockets for the future fitting by the resident of an electric vehicle charging point. The storage of garden furniture, bicycles, barbecue sets etc. is taken care of with the provision of a shed in the rear garden.

Wymeswold is an attractive village on Leicestershire's northern boundary roughly equidistant from the cities of Nottingham and Leicester. The market town of Loughborough is just over five miles away. The village itself boasts a village green, St Mary's, a picturesque church, and a number of historic listed buildings.

Known as a friendly place with a strong community spirit, Wymeswold is home to various clubs and societies, many of which are based in the Memorial Village Hall. Notable activities in the village include an active cricket club and the popular Wolds Choir. Wymeswold also hosts an annual village show, an open gardens weekend and is the venue for the famous annual rubber duck race on the village's brook.

Wymeswold is home to three pubs: The Three Crowns, the Windmill Inn and the Hammer & Pincers. Local shops include CG Granville's Convenience Store and a local newsagent/off licence. A wide range of shops, pubs, cafes and restaurants can be found in nearby Loughborough, including an Aldi and a Tesco Extra supermarket for bigger grocery shops.

Schools in the area include Wymeswold CofE Primary, rated 'Good' by Ofsted. For pupils aged 11 to 18 East Leake Academy is just over five miles away and is also Ofsted rated as 'Good'. Nearby Loughborough University is ranked within the country's top 20 and is a 2023 triple Gold winner in the Teaching Excellence Framework.

The Meadows is ideally located for access to several areas of outstanding beauty. Just under five miles away is Bunny Old Wood, an ancient, coppiced wood famous for its carpet of bluebells in the spring. Slightly further afield is Ruchcliffe Country Park, which offers gentle walking trails, orchards, wildflower meadows and a lake.

Wymeswold's proximity to the main A46 trunk road makes commuting into Nottingham or Leicester by car convenient and easy. The nearest station is in Loughborough, on the East Midlands Line, from where trains run to Leicester and Nottingham in approximately 10 and 22 minutes' travelling time respectively. Sheffield is approximately 54 minutes away and London St Pancras International an hour and 16 minutes. East Midlands Airport is just over 12 miles away serving holiday destinations across Europe.

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| • CG Granvilles Convenience Store | 0.5 miles | • Loughborough train station | 5.2 miles |
| • Wymeswold Memorial Village Hall | 0.5 miles | • East Leake Academy | 5.3 miles |
| • Wymeswold CofE Primary School | 0.5 miles | • Aldi Loughborough | 6.0 miles |
| • The Windmill Inn | 0.5 miles | • East Midlands Airport | 12.4 miles |
| • Bunny Old Wood | 4.6 miles | | |

SPECIFICATION

Kitchen Symphony Kitchens

- Grey Driftwood
- Worktop – Alaska
- Handle – Chrome square D handle
- Electric single oven
- 4 burner stainless steel gas hob
- Stainless steel extractor fan

Bathroom

- Mixer shower over bath with glass shower screen

Flooring

- Vinyl flooring to bathroom, WC and kitchen only

External

- Shed in rear garden
- Turf to the front of the house
- Plug sockets for the provision of an electric car charging point
(please note this allows provision of an electric car charge point to be installed only)
- Two allocated parking spaces



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Please note the most up-to-date availability can be found on our website www.stonewaterhomes.co.uk.

Alternatively call the New Homes team to find out more on 02380 658 836

Further details are available upon request.

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