



Main Street

Frisby On The Wreake

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- Fully restored Grade II former Post Office
- Four reception rooms
- Kitchen/dining room
- Four double bedrooms
- Barn/workshop, garage
- Summer house/home office
- Wealth of character
- 3487.9 sq/ ft or 323.9 sq/m
- Listed building/Council Tax Band E / Freehold

General Description

The accommodation this beautiful home has to offer will not disappoint with four double bedrooms, four reception rooms, backed up with a large timber summer house and barn which is currently used as a workshop.

Agents Note

A beautiful spacious home in the heart of this highly regarded Wreake Valley village.

Location

An attractive village in the Wreake Valley perfectly situated for easy access to Melton Mowbray, Loughborough, Leicester and Nottingham. There are a good range of amenities in the village including a local pub, C of E primary school and a thriving community with active clubs and societies. Also, within easy reach is Ratcliffe College, East Midlands airport, and rail links from nearby Melton Mowbray to London St. Pancras in 90 minutes.



Accommodation Summary

Sitting room, family room, dining room, study, kitchen, hall/snug, cloakroom, utility, cellar, four bedrooms, one en-suite, shower room, family bathroom.

Outside: Gated access with gravelled car standing area, a large garage with an attached barn/workshop, patio area, deep lawned gardens, timber summerhouse/home office, and greenhouse.

Viewings

Viewing is strictly by appointment via the sole selling agent, Alexanders East Midlands please contact the #Ateam on (01664) 896 332 or visit alexanders-estates.com.

Tenure

Freehold.

Services

We are advised that mains gas, electricity, water, and drainage are connected.

Local Authority

Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leics, LE13 1GH (Tel: 01664 502502). Council Tax Band E.

Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.





Viewing by appointment only

Alexanders

21 Market Place
Melton Mowbray
LE13 1XD

Telephone Sales: 01664 896332
Email: melton@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.

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General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.