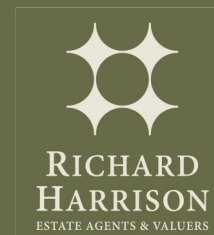




Great Lane | | Frisby On The Wreake | LE14 2PB  
Guide price £515,000



Great Lane |

Frisby On The Wreake | LE14 2PB

Guide price £515,000

A unique detached home set in an elevated position with a generous garden and quality finish throughout. Offering ideal family living with four bedrooms and extensive ground floor accommodation which has been superbly extended to provide flexible living accommodation. A large entrance hall gives way to a lounge, large dining kitchen, study and utility with W/c. A true feature of this home is the outstanding double height garden room at the rear with doors to the patio and large lawned garden. There is extensive off road parking and garage.

Large Detached Home

Generous Garden

Luxury Family Bathroom

Dining Kitchen and Utility

Garage and Driveway

Sought After Village

Four Bedrooms

Lounge and Study

Impressive Garden Room

Beautifully Appointed

### Entrance Porch

With composite entrance door, windows to either side and Oak flooring. A staircase gives way to the first floor, whilst the porch leads into the inner hall.

### Hall

a spacious inner hall, with lovely glazed Oak double doors to the Lounge, Oak flooring runs through this area and into the Lounge.

### Lounge

A cosy yet spacious room with bay window to the front, Oak flooring and feature gas living flame fireplace with surround and mantelpiece.



*"An ideal family home with flexible accommodation"*



### **Dining Kitchen**

A large room ideal for entertaining and everyday family living, with quality tiled flooring throughout, French doors to the rear patio, a range of wall and base units finished in Oak frontage with contrasting black Granite worktop, undermounted sink and built in electric double oven, hob and extractor along with integrated dishwasher, window to the rear and ample room for a dining table and chairs. There is a mixture of ceiling pendant lights and spotlights, wall mounted TV point and access to the study, garden room and utility.

### **Study**

Ideal for use as a study, or a playroom/snug, this room has a window to the side and Oak flooring.

### **Utility room**

With a range of fitted cupboards, double sink unit and space for washing machine. A door gives access to outside and there is direct access to the W/c.

### **W/c**

A large W/c with tiled walls and floor, w/c, wash hand basin and window to the side.

### **Garden Room**

An impressive room added to the property to create a wonderful space centred around a log burner, double height ceiling with skylight windows and doors to the garden.

### **Landing**

Featuring a window at the side with breath taking views over the village and countryside beyond.

### **Bedroom 1**

A large double bedroom with window to the front and ample space for bed and bedroom furniture.

### **Bedroom 2**

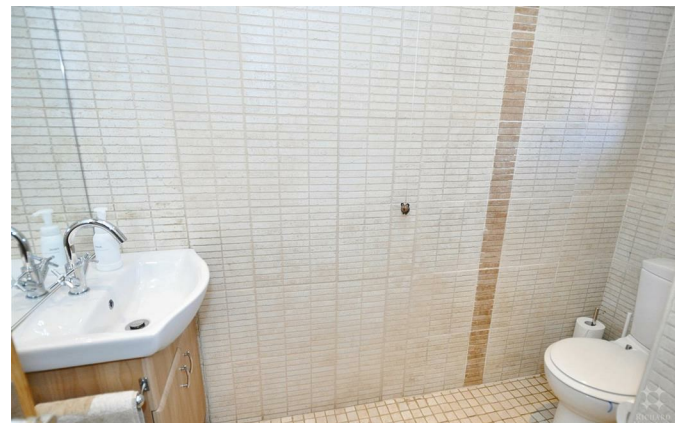
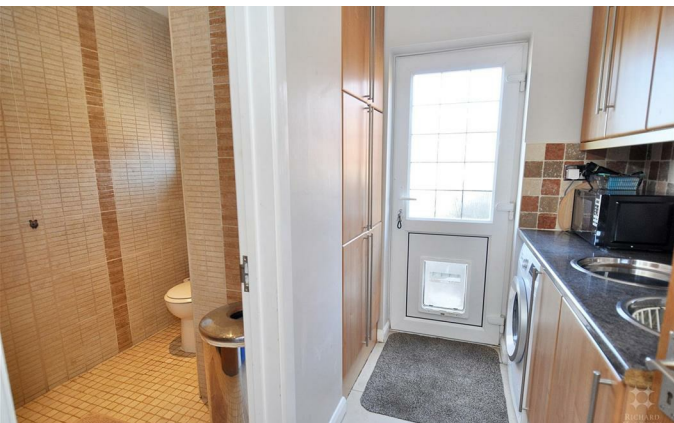
With window to the rear overlooking the garden and countryside beyond.

### **Bedroom 3**

With built in wardrobe and a window to the front.

### **Bedroom 4**

With window to the rear, ample space for bed and furniture.



### Bathroom

Fitted with a luxury suite comprising w/c, wash hand basin surmounted on vanity unit, bath with shower over, glass screen and tiled walls and porcelain tiled flooring. Window to the side and extractor.

### Outside

Occupying a prominent elevated position, the house has an extensive block paved driveway with off road parking comfortably for a number of cars, side access gate and single garage. The rear garden has a large patio, extensive lawns and shrubbery. The particular feature of the house is the fact that there is parkland to the rear, meaning it is not overlooked at the back.

### The Area

This pretty village is well located for ease of access to nearby Melton Mowbray, with the A607 also providing access to Leicester and Syston. The village has a primary school and local pub, along with picturesque walks and local activities.

### Extra Information

To check the Internet and Mobile coverage you can use the following link:

[https://checker.ofcom.org.uk/en\\_gb/broadband-coverage](https://checker.ofcom.org.uk/en_gb/broadband-coverage)

To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>

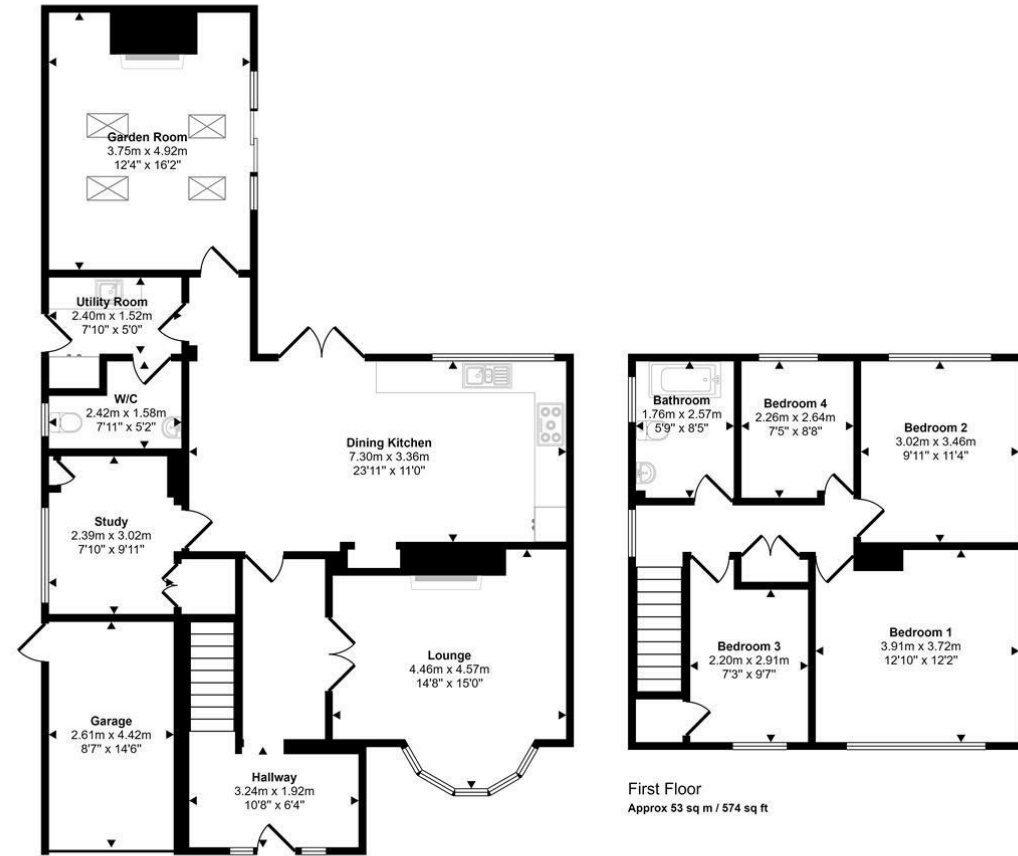


*"Superbly extended including an impressive garden room"*





Approx Gross Internal Area  
163 sq m / 1755 sq ft



**Ground Floor**  
Approx 110 sq m / 1181 sq ft

**First Floor**  
Approx 53 sq m / 574 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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