



HOLLOW LANE, FRISBY ON THE WREAKE

Asking Price Of £450,000

Three Bedrooms

Freehold



DETACHED COTTAGE

TWO CAR PORTS

FRONT AND REAR GARDENS

VILLAGE WITH AMENITIES

OFF ROAD PARKING

LARGE OUTBUILDING

CLOSE TO LOCAL SCHOOLS

GOOD COMMUTER LINKS

COUNCIL TAX BAND F

01664 566258

info@middletons.uk.com





Three bedroom character cottage built circa 1820 and refurbished in the early 1980s re-using the original roof tiles to keep its charm. Situated within the sought after village of Frisby On The Wreake. The village benefits from The Bell Inn public house and a Primary School with excellent commuter links to Leicester, Loughborough, Nottingham and Melton Mowbray as well as major road links to include the A607, and the A46.

The accomodation on offer comprises; entrance hall, lounge, sitting room, kitchen diner, conservatory and wet room to the ground floor. Three good sized bedrooms and a family bathroom to the first floor. Outside the property benefit's from off road parking, double brick built carports, brick storage shed and both front and rear gardens.

ENTRANCE HALL Having stairs rising to the first floor, radiator, laminate wood flooring and wood doors off to;

LOUNGE 12' 2" x 13' 5" (3.71m x 4.10m) Having a secondary double glazed window to the front aspect, radiator, feature open-fireplace, picture rails and carpet flooring.

SITTING ROOM 12' 5" x 13' 4" (3.81m x 4.08m) Having a secondary double glazed window to the front aspect, radiator, feature fireplace with gas fire, picture rails and carpet flooring.

KITCHEN/DINER 10' 9" x 12' 1" (3.3m x 3.7m) In need of modernisation the spacious kitchen is fitted with a generous range of wall, base and drawer units topped with work surfaces, tiled splash backs, composite one and a half bowl sink and drainer with mixer tap over, space for an under-counter fridge, space and plumbing for both a washing machine and dishwasher. Integrated double oven and grill (not in working order), gas hob(not in working order) with extractor over. Window to the conservatory, character beamed ceiling, picture rails and tiled flooring.

CONSERVATORY 10' 7" x 5' 5" (3.24m x 1.66m) Having a door opening onto the rear garden, fitted blinds and tiled flooring.

WET ROOM 5' 8" x 6' 8" (1.73m x 2.05m) Modern wet room with a low flush WC, heated towel rail, extractor fan and a window with fitted roller blind.

LANDING Taking the stairs to the first floor landing having a window to the rear aspect, carpet flooring and wood doors off to;

BEDROOM ONE 13' 4" x 12' 2" (4.08m x 3.73m) Having a window with secondary double glazing to the front aspect, radiator, fitted wardrobes, dressing and bedside tables and carpet flooring.

BEDROOM TWO 13' 5" x 12' 1" (4.09m max x 3.70m) Having a window with secondary double glazing to the front aspect, radiator, fitted wardrobes, dressing table and carpet flooring.

BEDROOM THREE 5' 11" x 12' 0" (1.82m x 3.66m) Having a window to the rear aspect, radiator, fitted wardrobes, dressing table and carpet flooring.

BATHROOM 8' 11" x 6' 3" (2.73m x 1.93m) Comprising of a panel bath with shower over, low flush WC and pedestal wash hand basin. Two obscure glazed windows with secondary double glazing, radiator, electric shaver socket, tiled walls and carpet flooring.

FRONT GARDEN Raised garden with walling to the boundary, formal lawns with mature trees within dwarf hedging, mature shrubs and a small rockery.

CARPORTS 13' 11" x 18' 7" (4.25m x 5.68m) Brick built with pan tiled roofs with courtesy lighting.

REAR GARDEN Lovely cottage garden having a graveled seating area with an archway through to a formal lawn with shrub and flower borders, apricot tree and greenhouse.

BRICK STORE 12' 7" x 18' 9" (3.84m x 5.72m) Generous barn/store with plumbing for a washing machine.

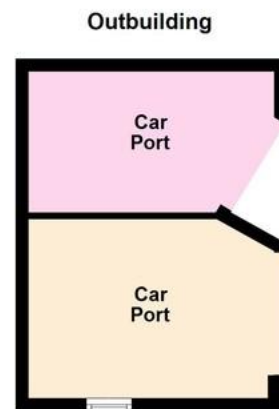
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WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.









This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	55	
(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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01664 566258

www.middletons.uk.com

info@middletons.uk.com

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

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