



PAULSON CLOSE, FRISBY ON THE WREAKE

Asking Price Of £489,950

Two/Three Bedrooms

Freehold



DETACHED DORMA BUNGALOW

DOWNSTAIRS SHOWER ROOM

GOOD SIZED REAR GARDEN

COUNTRYSIDE VIEWS

GARAGE AND DRIVEWAY

2/3 BEDROOMS

VILLAGE WITH AMENITIES

GOOD COMMUTER LINKS

COUNCIL TAX BAND D

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Beautiful two/three bedroom Dorma bungalow built by Bowbridge homes and still within its NHBC warranty and benefiting from around £30k of upgrades. 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 accommodation on offer comprises of an entrance hall, an impressive open-plan kitchen/living room, with an abundance of natural light and space. The ground floor is also home to the spacious second bedroom, a study/third bedroom, utility cupboard and a shower room. Upstairs you will find the main bedroom with vaulted ceiling and stunning views. A larger than average landing, with space for chairs or storage, and a spacious bathroom with a separate bath and shower. The property also benefits from a single garage and driveway with parking for multiple vehicles.

ENTRANCE HALL Spacious and light entrance hall having a vaulted ceiling with two Velux windows, LED lighting, stairs rising to the first floor, under stairs storage cupboard, radiator, Karndean flooring and oak doors off to;

OPEN-PLAN KITCHEN LIVING 16' 8" x 22' 7" (5.09m reducing to 4.25m x 6.9m) Spacious open-plan kitchen/diner/living room having a window and french doors to the rear garden and a further window to the front aspect allowing plenty of natural light to flood the room. All windows and doors fitted with blinds. The kitchen is fitted with a sleek range of wall, base and drawer units with stone black Quartz return work surfaces over. Under mount one and a half bowl sink with Quooker tap over providing boiling, cold filtered and sparkling water. Integrated appliances comprise of a fridge freezer, dishwasher, Zanussi oven and induction hob with extractor hood over. Karndean flooring throughout, two radiators, TV aerial point and LED lighting with a central pendant to the lounge area.

UTILITY CUPBOARD Having a stone work surface with plumbing for a washing machine underneath, storage cupboard and fuse box.

STUDY/BEDROOM THREE 9' 6" x 9' 3" (2.9m x 2.84m) Having a window to the front aspect, windows fitted with black out blind, radiator, TV aerial point, fitted Sapphire wardrobes and Karndean flooring.

SHOWER ROOM 11' 6" x 6' 8" (3.51m into shower x 2.05m) Comprising of a large walk-in shower cubicle with riser and fixed waterfall shower head, vanity unit wash hand basin, close coupled WC and a heated towel rail. LED lighting, extractor fan, Karndean flooring and half tiled walls.

SITTING ROOM/BEDROOM TWO 15' 3" x 11' 4" (4.65m x 3.47m) Having french doors to the rear garden, doors fitted with black out blinds, radiator, TV aerial point and Karndean flooring.

LANDING Taking the stairs to the first floor having a landing area with space for chairs or storage, Velux windows, dimmable LED low lights, luxury carpet flooring and oak doors off to;

BEDROOM ONE 19' 5" x 13' 9" (5.94m x 4.21m) Having dual aspect Dormer windows with remote controlled blinds, rear views across open countryside and Frisby lakes. Fitted Sapphire wardrobes, two radiators, extra power sockets and luxury carpet flooring.

BATHROOM 12' 0" x 14' 9" (3.66m x 4.52m) Generous bathroom comprising of a large walk-in shower cubicle with riser and fixed waterfall shower head, panel bath, close coupled WC, vanity unit wash hand basin and a heated towel rail. Dormer window to the rear aspect, cupboard housing the Valiant central heating boiler, towel cupboard half tiled walls and tiled flooring.

GARAGE 17' 11" x 10' 0" (5.47m x 3.07m) Having an electric door, extra power points, lighting, wiring in place for an EV point, boarded roof with storage and part glazed door to the rear garden.

FRONT ASPECT Having a block paved drive providing ample off road parking, two formal lawns with flower and shrub borders, paved pathway to the front door with courtesy lighting and ring doorbell, a further decorative flower bed and post and rail fencing to the boundary.

REAR GARDEN Private garden having far reaching views across open countryside. Having a paved patio adjacent to the bungalow and continuing to both sides, electric sockets, hot and cold garden taps, courtesy lighting, gated access to the front and wood panel fencing securing the boundary.

SERVICE CHARGES Once the development has completed there will be a service charge for communal green spaces.

AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

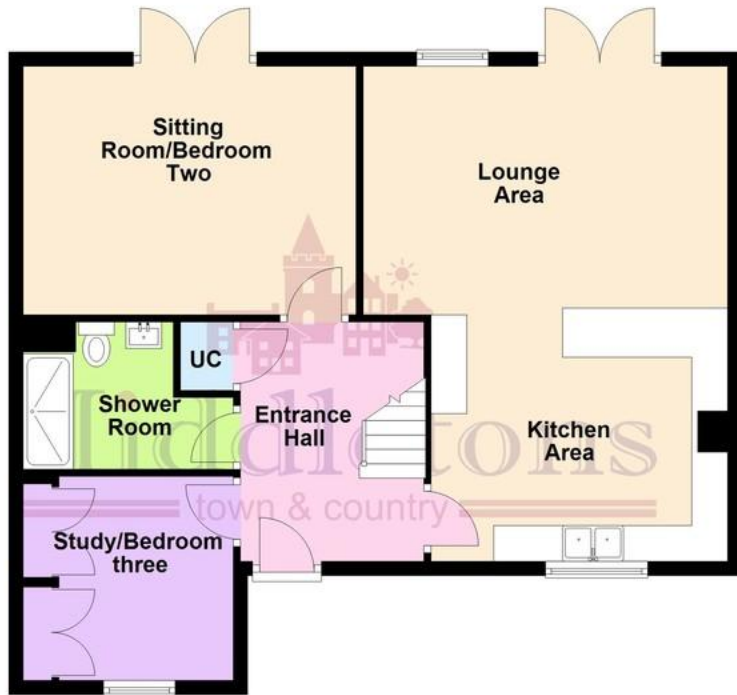
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Ground Floor



First Floor



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

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		