



HALL ORCHARD LANE, FRISBY ON THE WREAKE

Asking Price Of £450,000

Two Bedrooms

Freehold



DETACHED BUNGALOW

GARAGE AND DRIVEWAY

TWO DOUBLE BEDROOMS

GOOD COMMUTER LINKS

FULLY RENOVATED THROUGHOUT

GOOD SIZED REAR GARDEN

VILLAGE WITH AMENITIES

WEST OF MELTON MOWBRAY

COUNCIL TAX BAND D

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Fully renovated and refurbished, detached two bedroom bungalow situated in the 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; porch, hallway, kitchen, lounge diner, two double bedrooms and a family bathroom. Outside the property benefits from ample off road parking, garage and a good sized rear garden.



PORCH 10' 6" x 4' 5" (3.22m x 1.35m) Obscured glazed porch with a pitched roof providing space for coat and shoe storage, electric socket, tiled flooring and door through to the inner hallway.

HALLWAY Having a tiled floor, hatch with pull down ladder to the part boarded loft space, radiator and doors off to;

LOUNGE/DINER 27' 10" x 10' 9" (8.50m x 3.3m) Spacious and nicely proportioned lounge diner with a vaulted ceiling with two Velux windows giving a light and airy feel to the space. Window and french doors with fitted blinds opening onto the rear garden allows even more natural light into the room. Two radiators, two TV aerial points, LED lighting and carpet flooring.

KITCHEN 9' 2" x 14' 5" (2.8m x 4.40m) Fitted with a generous range of wall, base and drawer units topped with Quartz return work surfaces, under mount stainless steel sink with mixer tap over, space and plumbing for a washing machine, space for a dishwasher. Integrated appliances include a dishwasher, Neff electric oven and gas hob with extractor over. Window to the side aspect with fitted blind, LED lighting, space for a fridge freezer, radiator, USB socket and tiled flooring.

BEDROOM ONE 25' 1" x 10' 2" (7.65m x 3.11m) This spacious double room has a vaulted ceiling with two Velux windows and french doors fitted with blinds to the rear garden creating a light and airy room. Two radiators, LED lighting, TV aerial point and carpet flooring.

BEDROOM TWO 12' 5" x 17' 8" (3.8m x 5.4m) Having dual aspect windows with fitted blinds, external door to the side, radiator, LED lighting and carpet flooring.

BATHROOM 6' 1" x 6' 10" (1.86m x 2.10m) Comprising of a Spa bath with shower and glazed shower screen, vanity unit wash hand basin, low flush WC and radiator. Obscure glazed window fitted with a roller blind, LED lighting, tiled walls and flooring.

FRONT ASPECT Having a block paved drive providing plenty of off road parking and leading to the garage, garden tap and electric socket.

GARAGE 31' 1" x 9' 8" (9.48m x 2.95m) Double tandem garage having an electric door to the front, electric sockets, lighting and french doors to the rear garden.

REAR GARDEN Having an extensive natural stone slate patio adjacent to the property with a canopy seating area, decked seating area with a wooden pergola, garden tap, a well tended lawn with flower and shrub borders, wood panel fencing to the boundary.

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.

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.

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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	72	
(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	
WWW.EPC4U.COM		

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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 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.