

## 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'  $5'' \times 17' \ 8'' \ (3.8 \text{m} \times 5.4 \text{m})$  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.

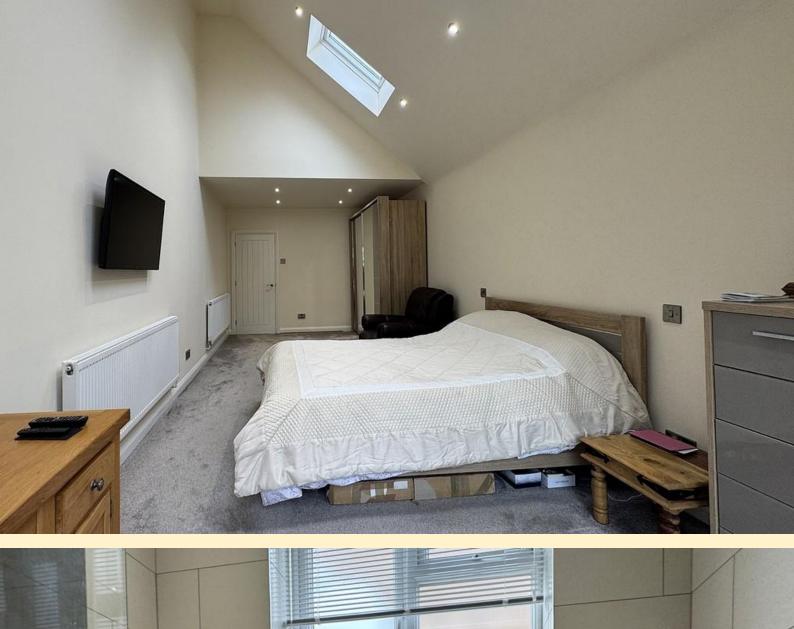
AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor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

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