



Connells

The Hoby Rotherby Manor
Frisby On The Wreake Melton Mowbray

The Hoby Rotherby Manor Frisby On The Wreake Melton Mowbray LE14 2PB

for sale offers in excess of
£410,000



Property Description

Plot 33 The Hoby is a beautiful two/three-bedroom home with a spacious layout. Downstairs, you are greeted with an impressive open-plan kitchen/dining room, with bi-fold door leading to the landscaped garden. There is also a desirable utility room, separate spacious living room and useful cloakroom.

Upstairs you will find two large bedrooms, one with an ensuite shower room. A study/third bedroom, and a family bathroom. The property also benefits from a single garage and driveway with parking for multiple vehicles.

The Development

Rotherby Manor offers everything you could want from a village community nestled within Leicestershire's rolling countryside. The development is made up of a stylish, characterful collection of 2,3, 4 and

5 bedroom homes, meticulously designed by Bowbridge Homes to combine traditional external palettes with modern interior layouts. Frisby on the Wreake's pretty streets provide a range of amenities to cover everyday needs; with a small shop and post office, a CofE primary school (OFSTED rated GOOD) and a wide range of clubs and societies. Only four miles away is the popular market town of Melton Mowbray, with a fantastic range of local eateries, independent shops and family-friendly activities

The Bowbridge Difference

Bowbridge Homes design their homes to a high standard of energy efficiency, which means your monthly bills will be significantly less than running an older property. In fact, new build houses save homeowners £3,100 in annual energy bills, (*HBF Watt a Save Report Feb '23). Not only that, a Bowbridge Home comes with many 'extras' as standard, such as turfed rear gardens, outside taps and flooring in all wet rooms, so you really do get more for your money. Book an appointment today and make your next home a Bowbridge Home.

* Disclaimer

IMAGES ARE TAKEN OF THE SHOW HOME ON SITE AT ROTHERBY MANOR

Incentives are subject to developers T&C's



STAMP DUTY
CURRENT RATES:

- Up to £250,000*
*OR up to £425,000 for FIRST TIME BUYERS!
- £250,000 - £925,000

You could buy this home with
5% Stamp Duty!

BOWBRIDGE



DID YOU KNOW?

84% of new build homes are rated A or B for energy efficiency

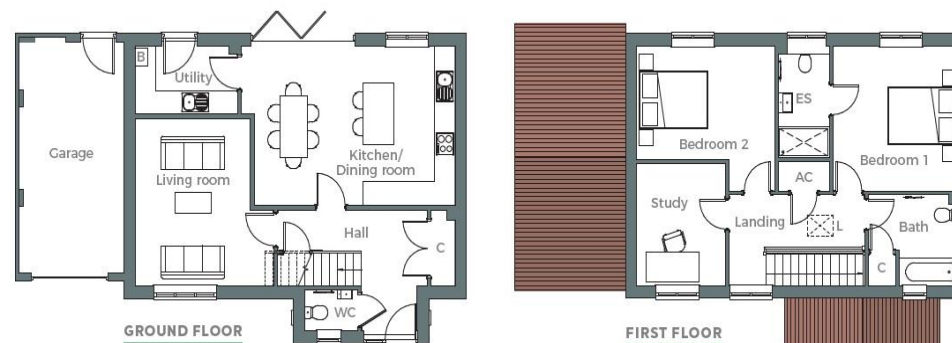
Less than 4% of older homes achieve the same grade!





The Hoby

PLOTS 14, 19 & 33



INTERIOR DIMENSIONS

	GROUND FLOOR		FIRST FLOOR	
Living room	4350 x 4095 mm	14' 3" x 13' 5"	Bedroom 1	3785 x 3660 mm 12' 5" x 12' 0"
Kitchen/ Dining room	6200 x 4145 mm	20' 4" x 13' 7"	Ensuite	2930 x 1525 mm 9' 7" x 5' 0"
Utility room	3040 x 2000 mm	10' 0" x 6' 7"	Bedroom 2	4065 x 3785 mm 13' 4" x 12' 5"
Garage	6085 x 3045 mm	20' 0" x 10' 0"	Study	3185 x 2630 mm 10' 5" x 8' 7"
			Bathroom	2635 x 2385 mm 8' 8" x 7' 10"

AC Airing cupboard B Boiler C Cupboard ES Ensuite L Loft access WC Cloakroom

To view this property please contact Connells on

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10A High Street
MELTON MOWBRAY LE13 0TR

EPC Rating: Exempt

view this property online connells.co.uk/Property/MOW306767

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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