



SHOW HOME NOW OPEN

**Connells**

Rotherby Manor Paulson Close  
Frisby On The Wreake Melton Mowbray

# Rotherby Manor Paulson Close Frisby On The Wreake Melton Mowbray LE14 2PB

for sale offers in excess of  
**£450,000**



## Property Description

The Welby is a beautiful home designed with the modern family in mind. Downstairs, you are greeted with an impressive open-plan kitchen/living room, with an abundance of natural light and space for a dining table and separate living area, plus a well-equipped utility room. Bi-fold doors lead to a landscaped garden. The ground floor also has a spacious dual aspect lounge and a useful cloakroom.

The first floor provides three good-sized double bedrooms, with the master including an ensuite shower room. A spacious study for those working from home (or potential fourth 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

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

\* All incentives are subject to the developers T&C's

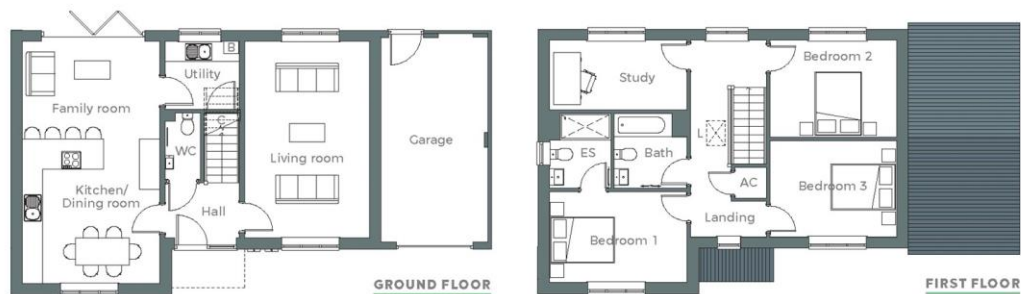






# The Welby

PLOTS 16, 34, 35 & 40



## INTERIOR DIMENSIONS

	GROUND FLOOR		FIRST FLOOR	
Living room	5910 x 3745 mm	19' 5" x 12' 3"	Bedroom 1	4110 x 2740 mm 13' 6" x 9' 0"
Kitchen/ Dining room	7260 x 4110 mm	23' 10" x 13' 6"	Ensuite	2255 x 1850 mm 7' 5" x 6' 1"
Utility room	2245 x 2060 mm	7' 4" x 6' 9"	Bedroom 2	3780 x 2930 mm 12' 5" x 9' 7"
Garage	6310 x 3160 mm	20' 8" x 10' 4"	Bedroom 3	3780 x 2910 mm 12' 5" x 9' 6"
			Study	4100 x 2115 mm 13' 5" x 6' 11"
			Bathroom	2255 x 2175 mm 7' 5" x 7' 2"

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

All measurements are approximate and are maximum dimensions. Please note that wardrobes are not supplied as standard, and any representation of wardrobes on plans is indicative only.

To view this property please contact Connells on

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**EPC Rating: Exempt**

Tenure: Freehold

**view this property online [connells.co.uk/Property/MOW307136](https://www.connells.co.uk/Property/MOW307136)**



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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