



**Connells**

Main Street  
Frisby On The Wreake Melton Mowbray



# Main Street Frisby On The Wreake Melton Mowbray LE14 2NJ

for sale  
**£450,000**



## Property Description

A viewing is highly recommended to see the space and charm this three double bedroom cottage has to offer, in the sought after village of Frisby on the Wreake. This property offers a great balance of a character feel with modern finish done to a high standard. When entering the property via the front door you are greeted onto fabulous stone floors which carry on through into the separate utility area and kitchen/breakfast room. Just off the breakfast room there is a conservatory with fabulous views of the mature rear garden. The lounge diner boasts a wealth of space and is immaculately finished with the added bonus of an open fire with log burner. Outside the property there is off-road parking, a large garage/ workshop, large rear garden, a decked pergola and a large paved patio area, making this ideal for hosting all occasions.

The desirable location means the property is situated within great transport links to Leicester, Nottingham, M1 and Melton Mowbray town centre. The village offers a village pub, a pre-school and primary school and only a stone's throw away from great countryside walks.

## Entrance Hall

The entrance hall comprises of a door to the front elevation, cupboard, radiator and stone flooring.

## Cloakroom

Comprises ground floor w/c, wash hand basin, an electric thermostat heater and a double glazed window to the rear.

## Utility Room

7' 5" x 7' 9" into recess ( 2.26m x 2.36m into recess )

In the utility room you will find a double glazed window to the rear of elevation, plumbing for a washing machine, boiler and door leading to the rear garden.

## Living/Dining Room

24' 5" x 16' 11" Max ( 7.44m x 5.16m Max )

The lounge/diner comprises of two double glazed windows to the front elevation, open fireplace with a log burner which is serviced annually, three radiators, television point and stairs rising to the first floor.

## Kitchen/Breakfast Room

21' x 9' Max ( 6.40m x 2.74m Max )

The kitchen breakfast room comprises of a double glazed window to the rear elevation and a single double glazed window to the side elevation, a mixture of wall and base units, Belfast sink, Rangemaster oven, radiator, tv point, stone flooring and a door leading to the conservatory.

## Conservatory

11' 2" x 8' 1" ( 3.40m x 2.46m )

The conservatory is of UPVC construction, with double glazed windows to the front, rear and side elevations, electric heater and stone



flooring.

## First Floor Landing

On the landing you will find a double glazed window to the rear elevation a double glazed window to the side elevation and a radiator.

## Bedroom One

14' 8" front of robes x 11' 11" ( 4.47m front of robes x 3.63m )

Master double bedroom comprises of a double glazed window to the front elevation, built in wardrobes and a radiator.

## Bedroom Two

12' 3" into recess x 10' 7" ( 3.73m into recess x 3.23m )

Double bedroom comprises of a double glazed window to the front elevation, radiator, with access to the loft.

## Bedroom Three

9' x 8' 2" ( 2.74m x 2.49m )

Double bedroom comprises of a double glazed window to the rear elevation and radiator.

## Shower Room

The bathroom comprises of a double glazed window to the rear elevation, walk in shower cubicle, wash hand basin, w/c, tiled walls, with exposed beams and tiled underfloor heating.

## Rear Garden

In the rear garden you will find the garage (which is accessible via a gate from the main road), a decked area with pergola, a paved patio area, a compost bin, electric sockets, a

small garden shed, a variety of dwarf fruit trees, and an outside water tap.

## Garage

The garage has a window to the side elevation, power, lighting and workshop area.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01664 560 241**  
**E [meltonmowbray@connells.co.uk](mailto:meltonmowbray@connells.co.uk)**

10A High Street  
 MELTON MOWBRAY LE13 0TR

EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/MOW307446](http://connells.co.uk/Property/MOW307446)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: MOW307446 - 0008