



1 WELLFIELD LANE

FRISBY ON THE WREAKE, MELTON MOWBRAY, LE14 2NR

£229,950

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ACCOMMODATION

Make it your own, the ideal blank canvas. This semi-detached family home is perfect if you want a project in a sought-after village location. Book your tour today.

Description

Internally, Wellfield Lane, is dominated downstairs by a generous living room with access to a kitchen and separate utility area. There is scope for an informal dining area in the main living room, which is important in a family home such as this. Upstairs are three bedrooms and a family bathroom. Chances are you'll want to redecorate throughout and replace the flooring, kitchen, and family bathroom. There's plenty of off-street parking and an enclosed garden. Book your tour today with our local office at County Chambers, Melton Mowbray.

This property has a valid PRC Certificate.

WHAT3WORDS

///pushed.recapture.culling





VIEWING: Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

TENURE: Freehold, vacant possession upon completion.

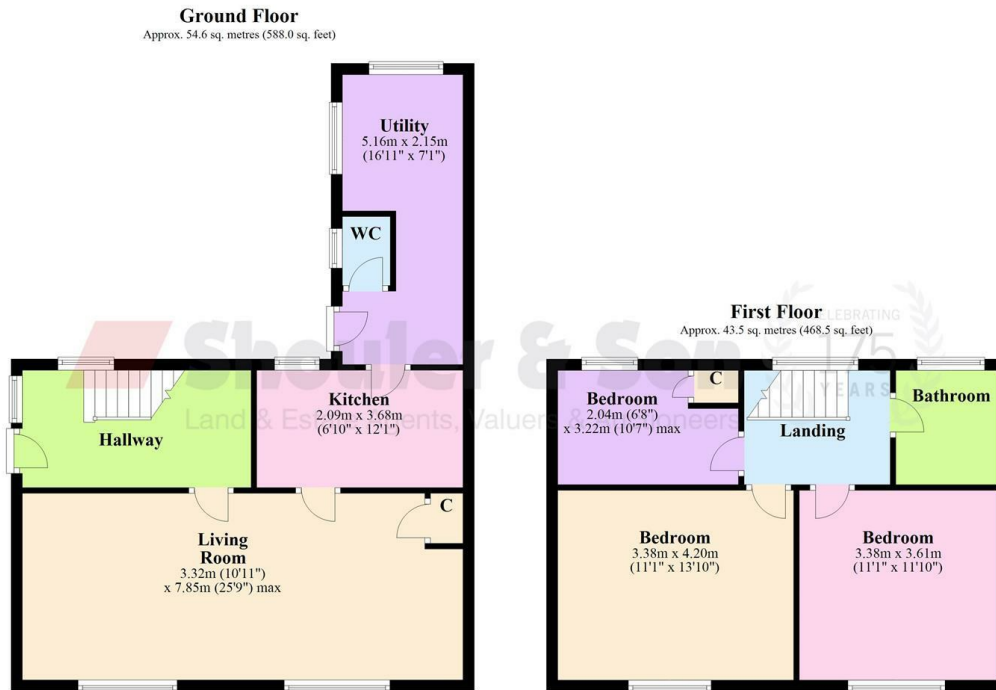
SERVICES: Mains electricity, gas, water and drainage.

COUNCIL TAX: Melton

VALUATIONS: If you are considering selling, we would be happy to advise of the value of your property with no obligation.



Floor Plan



Total area: approx. 98.2 sq. metres (1056.5 sq. feet)

DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only. Plan produced using PlanUp.



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

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EPC: This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating	
Band	Score
A	92-100
B	81-91
C	69-80
D	58-68
E	49-57
F	39-48
G	1-38

Current Rating: **B** (Score: 72)

Target Rating: **A** (Score: 88)

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