



FRISBY ON THE WREAKE, MELTON MOWBRAY

Asking Price Of £285,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

DRIVEWAY

GENEROUS GARDEN

GOOD COMMUTER LINKS

NHBC WARRANTY

DOWNSTAIRS WC

LOCAL SCHOOLS NEARBY

WEST OF MELTON MOWBRAY

COUNCIL TAX BAND C

01664 566258

info@middletons.uk.com





Offered with no onward chain, this modern three bedroom semi-detached house built by Bowbridge homes and still within its NHBC warranty. Situated within the sought after 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: entrance hall, cloakroom, lounge and kitchen/ diner to the ground floor. Three double bedrooms and Aa family bathroom to the first floor. Outside the property benefits from a driveway providing ample off road parking and a generous, private rear garden.

ENTRANCE HALLWAY Entering into the hall, where stairs rise to the first floor, a radiator sits to one side, LVT flooring runs throughout and oak doors lead off to the ground- floor accommodation.

CLOAKROOM Fitted with a heated towel rail, pedestal wash hand basin with mixer tap and tiled splash back, push- button WC, and a double- glazed privacy window to the front aspect with a venetian blind, all finished with LVT flooring.

LOUNGE 14' 3" x 10' 4" (4.35m x 3.16m) A nicely proportioned room having front facing window with a venetian blind, TV aerial point and carpet flooring.

KITCHEN/ DINER 17' 9" x 9' 2" (5.42m x 2.81m) A stylish kitchen fitted with grey wall and base units topped with laminate wood- effect worktops, complete with a one and a half bowl sink and mixer tap. Integrated appliances comprise a single oven, four- ring gas hob, extractor with splash back, dishwasher, washing machine and fridge- freezer. There's a handy storage cupboard for the practical bits, while a window to the front with a venetian blind frames views of the garden. Patio doors with curtains open straight out to the garden, perfect for relaxed breakfasts or summer evenings. Lighting is a blend of a pendant fitting and ceiling spotlights, with space for a dining table and four chairs, all finished with LVT flooring.

LANDING Having a window to the side aspect, storage cupboard housing the boiler, loft hatch, and oak doors leading off to the first- floor accommodation.

BEDROOM ONE 17' 9" x 8' 7" (5.42m x 2.63m) Having two windows to the front aspect, radiator and carpet flooring.

BEDROOM TWO 10' 4" x 8' 3" (3.17m x 2.53m) Having a window to the rear aspect fitted with a venetian blind, radiator and carpet flooring.

BEDROOM THREE 9' 1" x 7' 0" (2.78m x 2.14m) Having a window to the rear aspect fitted with a venetian blind and enjoying views of the garden, radiator and carpet flooring.

BATHROOM Comprising a panel bath with shower over and glazed screen, pedestal wash hand basin, dual- flush WC and a heated towel rail. Finished with part- tiled walls, extractor fan, shaver socket and LVT flooring.

EXTERNAL FRONT A block- paved driveway to the side offers easy, everyday parking, with a paved pathway guiding you to the front door. The frontage is softened with turf and planted shrubs, adding a welcoming touch, while a side gate leads through to the garden.

REAR GARDEN A paved patio area adjacent to the house offers an easy spot for outdoor dining, with paved steps leading up to the lawned area. The garden enjoys a private feel with a backdrop of mature trees, and is enclosed by a fence perimeter. A shed with light and power provides useful storage or hobby space, while a side gate gives convenient access back to the driveway.

AGENTS NOTE All details and measurements are to be used as a guide only.

SERVICE CHARGES Once the development has completed there will be a service charge for communal green spaces.

AGENTS NOTE TENURE Freehold. 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.

WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.

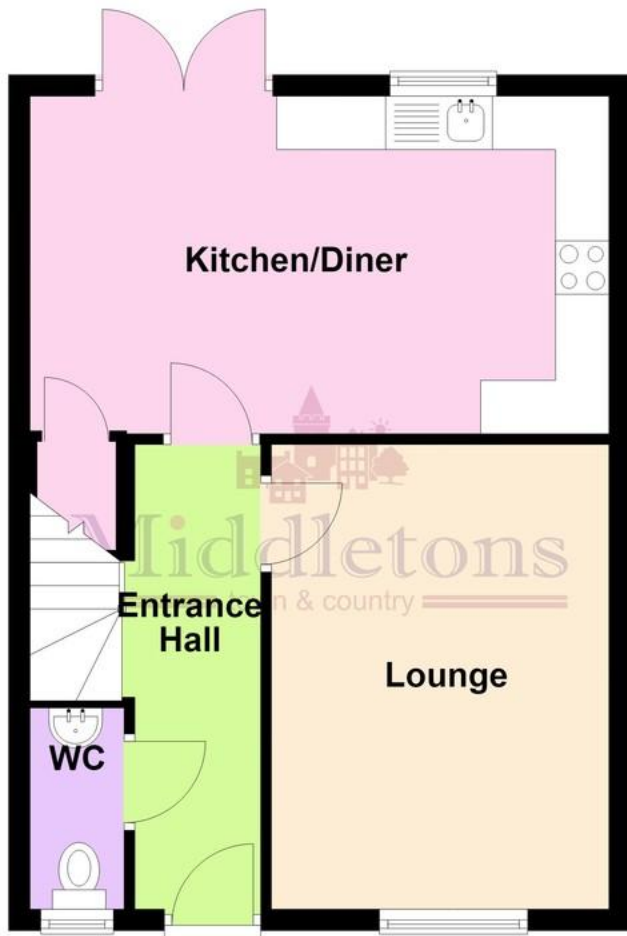
THIRD PARTY REFERRAL ARRANGEMENTS Middletons Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request or visit middletons.uk.com/Referral-Fees







Ground Floor



First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		