



**Connells**

The Oleander Rotherby Manor  
Frisby On The Wreake Melton Mowbray



## Property Description

The Oleander is a stunning custom designed detached home.

On the ground floor there is an impressive open plan kitchen/dining room with bi-fold doors leading to the garden and a utility room, perfect for entertaining throughout the year. A separate spacious lounge with French doors to the garden, a good-sized study, perfect for those who work from home, and a useful cloakroom. To the first floor is the master bedroom, with a dressing area and ensuite, a large second bedroom, also with an ensuite, two further spacious double bedrooms and a family bathroom.

Externally there is a double garage and parking for multiple vehicles, and a good-sized rear garden. This beautiful home is set within a small development with great views of the rolling Leicestershire countryside.

This custom designed plot has been created with care and attention to detail, ready for you to move into now!

With many extras included such as underfloor heating, air source heat pump, wiring for future installation of EV charge point, these custom designed homes are built to be extremely energy efficient reducing carbon emissions by 60% compared to older properties, with low running costs, saving the homeowner up to 55% a year on energy bills!\*

## About 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; 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, 84% of new build homes were rated with an EPC rating of B or above (\*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. Book an appointment today and make your next home a Bowbridge Home.

## \* Disclaimer

\*External images are computer generated and intended for illustrative purposes only,

completed build design may vary, Please confirm specific plot finish with the sales advisor.

\* Based on HBF Watt a Save report July 2023





**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!

  
BOWBRIDGE  
HOMES

  
Northdale Park  
Estate



# The Oleander

## CUSTOM BUILD PLOT 1



### INTERIOR DIMENSIONS

GROUND FLOOR			FIRST FLOOR		
Living room	6370 x 3900 mm	20' 11" x 12' 10"	Bedroom 1	4570 x 3430 mm	15' 0" x 11' 3"
Kitchen/ Dining room	7650 x 5250 mm	25' 1" x 17' 3"	Bedroom 2	4100 x 3950 mm	13' 5" x 13' 0"
Utility room	2210 x 2040 mm	7' 3" x 6' 8"	Bedroom 3	4620 x 3070 mm	15' 2" x 10' 1"
Study	5250 x 2790 mm	17' 3" x 9' 2"	Bedroom 4	3950 x 3250 mm	13' 0" x 10' 8"
			Bathroom	3040 x 2680 mm	10' 0" x 8' 10"

AC Airing cupboard C Cupboard DR Dressing room ES Ensuite WC Cloakroom

To view this property please contact Connells on

**T 01664 560 241**  
**E meltonmowbray@connells.co.uk**

10A High Street  
MELTON MOWBRAY LE13 0TR

EPC Rating:  
Exempt

Tenure: Freehold

view this property online [connells.co.uk/Property/MOW306881](http://connells.co.uk/Property/MOW306881)



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: MOW306881 - 0026