



Mill Lane Frisby On The Wreake

- Offered with no upward chain
- Immaculately presented four-bedroom home
- Sitting on a plot of circa 0.60 acres
- Open-plan kitchen/diner with central island
- Vaulted living room with terrace access
- Main bedroom with dressing room and en suite
- Landscaped gardens with seating terrace
- Double garage and ample off-road parking
- EPC Rating C / Council Tax Band G / Freehold

Alexanders are delighted to bring to market this individually built and significantly enhanced four double bedroom detached home, set on a generous plot of circa 0.60 acres, enjoying far reaching countryside views, and offered with no upward chain. The property provides versatile and spacious accommodation, with a layout designed to maximise both light and flexibility.

A standout open-plan kitchen/diner with central island forms the heart of the home, complemented by a range of adaptable reception areas and the added benefit of a ground floor bedroom with en suite. To the first floor, a vaulted living room opens onto a generous decked terrace, alongside a large games room with kitchenette and a main bedroom featuring dressing room and en suite facilities.

The landscaped grounds provide a series of seating areas, pergolas and an elevated deck with open views, while a double garage and extensive parking complete the setting. Located on the edge of Frisby on the Wreake, the property combines a peaceful village position with straightforward access to surrounding towns, major road links and rail connections.





Accommodation:

The ground floor features a welcoming entrance hall, a guest cloakroom, a study, a ground floor double bedroom with en suite, a formal dining room, and an impressive open-plan kitchen/diner with central island and integrated appliances. The ground floor is completed by a utility room and further reception room, which is currently utilised as a gym.

To the first floor, a striking vaulted living room leads to a large decked area, alongside a substantial games room with kitchenette facilities. There are three generous double bedrooms, including a main suite benefitting from a dressing room and a luxurious en suite bathroom, a second en-suite bedroom, with the remaining bedroom being serviced by a contemporary family bathroom.

Gardens and land:

Externally, the property benefits from a double garage, ample off-road parking, and landscaped gardens with multiple seating areas, pergolas, and an extensive deck overlooking lawns and open countryside.

Location:

Occupying an enviable cul-de-sac position on the edge of the highly regarded village of Frisby on the Wreake, a pretty village settlement in the Wreake Valley perfectly situated for easy access to Melton Mowbray, Loughborough, Leicester and Nottingham, along with major road links including the A607 and A46. There is a good range of amenities in the village to include a local pub, C of E primary school and a thriving community with active clubs and societies. Also, within easy reach is Ratcliffe College, East Midlands airport, and rail links from nearby Melton Mowbray to London St. Pancras in 90 minutes

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leics, LE13 1GH. Council Tax Band G.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray, 21 Market Place, Melton Mowbray, LE13 1XD.

Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.





Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

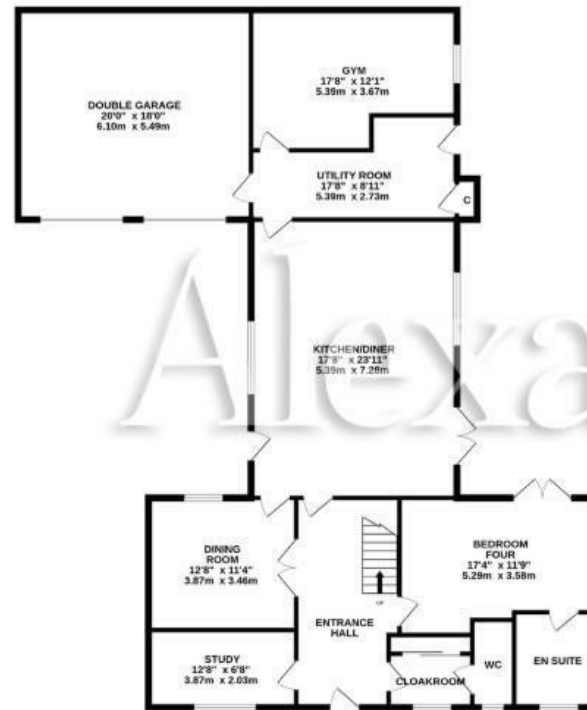
Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

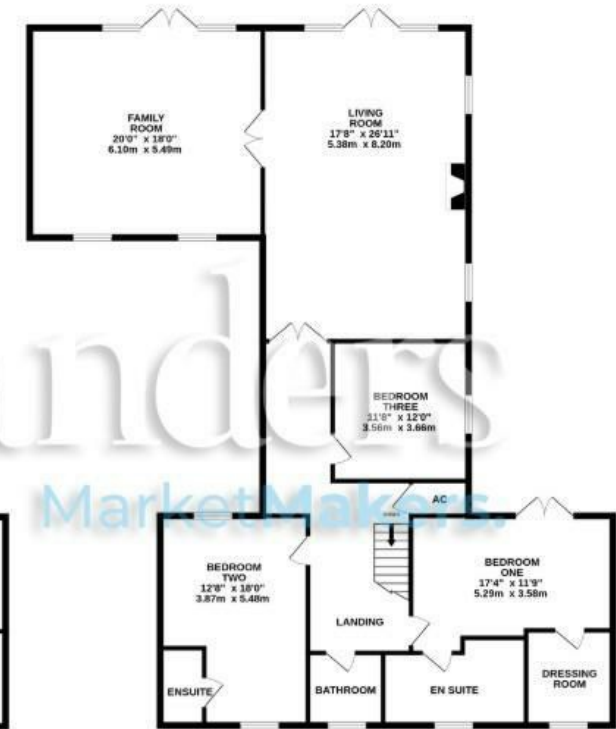
General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

GROUND FLOOR
1806 sq.ft. (167.8 sq.m.) approx.



FIRST FLOOR
1793 sq.ft. (166.6 sq.m.) approx.



TOTAL FLOOR AREA : 3599 sq.ft. (334.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		



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