



30 Paulson Close, Frisby on the Wreake, LE14 2BZ

 **NEWTON FALLOWELL**

3 2 2

Key Features

- Modern Detached House
- Two Downstairs Beds/Sitting Rooms
- Open Plan Living Dining Kitchen
- First Floor Bedroom & Bathroom
- Downstairs Shower Room
- Garage & Driveway
- Landscaped Gardens Front & Rear
- Rural Village Location
- EPC Rating B
- Freehold

£475,000





Parking Arrangements: Garage & Driveway
Windows: Double Glazed
Heating: Gas central heating
Vendors Position: Buying On
Garden Orientation:
EPC Rating: B
Council Tax Band: D
Total Living Space: Approx 1335 sq ft

Situated in the well serviced village of Frisby on the Wreake is this attractive and immaculately presented detached house, built by Bowbridge Homes and offering the remainder of the NHBC warranty. Having lovely open views over the surrounding countryside, the versatile accommodation comprises in brief, entrance hall, a spacious open plan living dining kitchen, sitting room/bedroom two, study/bedroom three and a downstairs shower room. Stairs rising to the first-floor landing with doors off to the main bedroom and a family bathroom. There is a driveway providing off-road parking leading to an attached garage and gated access to an enclosed rear garden.

Accessed via the front door into a light and airy entrance hall with stairs rising to the first floor, under-stair storage cupboard, wood laminate flooring and door off to a large open plan living dining kitchen. Having a continuation of the wood laminate flooring, the kitchen is fitted with a modern range of wall and base units, black Quartz worktops, a peninsula island with seating, integrated Zanussi oven and induction hob with a stainless steel extractor hood above, one and a half bowl sink and drainer, a Quooker tap providing cold filtered, sparkling and boiling water, integrated appliances to include a dishwasher, fridge freezer and space and plumbing for a washing machine. There is spotlighting to the ceiling, windows to the front and rear aspects and French doors opening on to the rear garden. From the entrance hall is a door leading through to a generous sized room having flexible use and is currently used as a sitting room by the current Vendors with French doors to the rear aspect, TV point and wood laminate flooring. There is another room with a window to the front aspect having floor to ceiling cupboards along one wall and wood laminate flooring, and a contemporary downstairs shower room fitted with a 'walk-in' shower cubicle, low flush WC and wash hand basin set in a vanity unit. Stairs rising to the first-floor landing with two Velux skylight windows offering plenty of natural light and door through to a lovely spacious dual aspect bedroom with windows to the front and rear aspects and fitted wardrobes. The bathroom has a window to the rear aspect and a four-piece suite comprising a low flush WC, wash hand basin set in a vanity unit, bath and a 'walk-in' shower cubicle, tiled floor and spotlighting to the ceiling. Most of the windows are fitted with blinds.





Outside to the front is a block paved driveway providing off-road parking leading to the garage with an up and over door, power and light and courtesy door to the rear. Gated access to an enclosed rear garden having a paved patio seating area, the remainder laid to lawn with timber panel fencing to the boundaries and open countryside views beyond.

Frisby on the Wreake is a very popular village approximately four miles West of Melton Mowbray with easy access to Leicester and the A46, and has many local amenities including a Village Store and Post Office, Primary School, a thriving Village Hall, and The Bell Inn.



Entrance Hall

Open Plan Living Dining Kitchen 6.9m x 5.09m (22'7" x 16'8")

Sitting Room/Bed Two 3.47m x 4.65m (11'5" x 15'4")



Study/Bed Three 2.84m x 2.9m (9'4" x 9'6")



Downstairs Shower Room 2.04m x 3.5m (6'8" x 11'6")

Bedroom One 5.94m x 4.21m (19'6" x 13'10")

Bathroom 4.52m x 3.66m (14'10" x 12'0")







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.
 Made with Metropix ©2026

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council
 Council Tax Band: D

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.