



HALL ORCHARD LANE, FRISBY ON THE WREAKE

Asking Price Of £475,000

Four Bedrooms

Freehold



DETACHED HOUSE

DOWNSTAIRS WC

SOUTH FACING GARDEN

VILLAGE WITH AMENITIES

DRIVEWAY AND GARAGE

ENSUITE SHOWER ROOM

LOCAL SCHOOLS NEARBY

GOOD COMMUTER LINKS

COUNCIL TAX BAND D

01664 566258

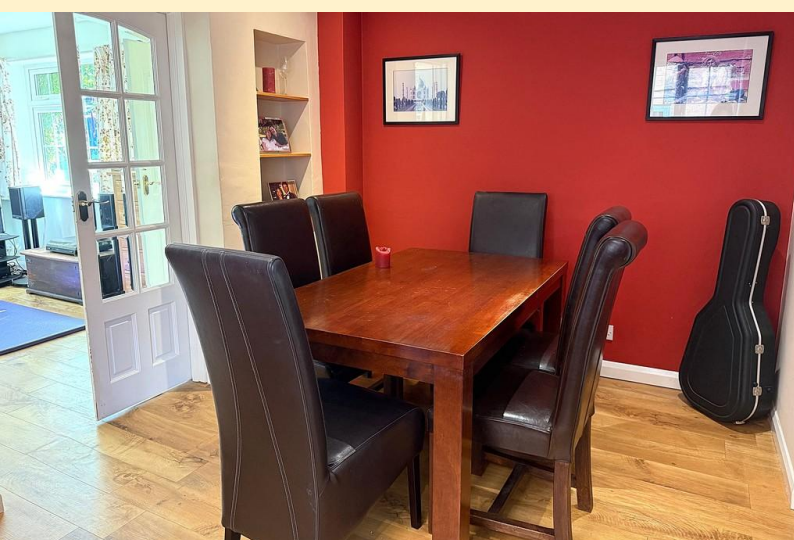
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Beautifully presented, four bedroom detached family home situated in the village of Frisby on the Wreake. The village benefits from The Bell Inn public house and a Primary School with excellent commuter links to Leicester, Loughborough, Nottingham and Melton Mowbray as well as major road links to include the A607, and the A46.

The accommodation on offer comprises; entrance porch, hall, doakroom, lounge, kitchen diner, utility room, dining room and sitting room to the ground floor. Four bedrooms, dressing room, ensuite shower room and a family bathroom to the first floor. Outside the property benefits from ample off road parking, integral garage and a an established south facing garden.



PORCH 4' 3" x 4' 5" (1.31m x 1.36m) Part glazed door into the porch having a built-in cloaks cupboard, Kardean flooring, doors off to the cloakroom and lounge.

CLOAKROOM 2' 10" x 6' 3" (0.88m x 1.91m) Comprising of a low flush WC and pedestal wash hand basin. Obscure glazed window, radiator and Kardean flooring.

LOUNGE 10' 11" x 20' 5" (3.35m x 6.24m) Having a bay window to the front aspect, radiator, feature fireplace with gas fire and granite hearth and carpet flooring.

HALL Having stairs rising to the first floor, radiator and carpet flooring.

KITCHEN/BREAKFAST ROOM 17' 9" x 15' 7" (5.43m x 4.76m) Beautifully appointed oak kitchen having a generous range of stylish wall and base units with soft under lighting topped with granite work surfaces, under-mount double sink with mixer tap over. Integrated appliances include a Bosch dishwasher, fridge freezer, eye level double oven, five ring gas hob with an AEG extractor hood over. Window overlooking the rear garden, LED lighting, tiled flooring throughout, French doors to the dining area making great space for entertaining, radiator and door to the utility room.

UTILITY ROOM This handy utility room has doors to both the front and rear aspects, Base unit with a stainless steel sink and drainer with space and plumbing for a washing machine, two wall units, housing for a tumble dryer and tiled flooring.

DINING ROOM 12' 7" x 10' 10" (3.86m x 3.32m) Having a window to the side aspect, radiator, two built-in storage cupboards, shelving to the alcoves, LED lighting, Kardean flooring and glazed french doors to the garden room.

SITTING ROOM 10' 1" x 15' 7" (3.08m x 4.75m) Enjoy the garden in every season from this thoughtfully designed room, featuring dual-aspect windows-including a striking walk-in bow window-that floods the space with natural light. Benefiting from three radiators, TV aerial point, Kardean flooring and a door to the kitchen diner.

LANDING Taking the stairs to the first floor landing having a built-in airing cupboard, hatch with pull down ladder to the part-boarded loft space with power and lighting.

BEDROOM ONE 12' 7" x 12' 9" (3.86m x 3.90m) Having a window to the front aspect, radiator, carpet flooring and door to the dressing room.

DRESSING ROOM 9' 6" x 8' 4" (2.92m x 2.55m) Having a window to the rear aspect, radiator, carpet flooring and door to the ensuite shower room.

ENSUITE 3' 3" x 8' 11" (1.18m x 2.72m) Comprising of a shower cubicle, pedestal wash hand basin and a low flush WC. Obscure glazed window, LED lighting, radiator and tiled flooring.

BEDROOM TWO 11' 1" x 11' 7" (3.38m x 3.55m) Having a window to the front aspect with fitted blinds, radiator, built-in storage and carpet flooring.

BEDROOM THREE 10' 9" x 10' 1" (3.3m x 3.09m) Having a window to the rear aspect, radiator, in-built wardrobe and carpet flooring.

BEDROOM FOUR 9' 0" x 7' 6" (2.75m x 2.29m) Having a window to the front aspect, radiator, over stairs storage cupboard and carpet flooring.

BATHROOM 6' 1" x 6' 10" (1.86m x 2.09m) Comprising of a panel bath with shower over and glazed shower screen, pedestal wash hand basin and a low flush WC. Obscure glazed window, radiator, tiled walls and vinyl flooring.

FRONT ASPECT Having a generous tarmac drive providing off road parking and leading to the garage. Established flower and shrub beds, courtesy lighting and a side gate to the rear garden.

GARAGE 17' 8" x 8' 7" (5.4m x 2.62m) Having a manual up and over door, power and lighting.

REAR GARDEN This very well established south facing garden has a paved patio adjacent to the house ideal for alfresco dining or relaxed summer evenings. Convenient garden tap and electrical socket. Beyond, a formal lawn is bordered by timber fencing and mature hedging, beautifully framed by mature flowers and shrubs, offering both privacy and seasonal colour. To the side, gated access opens onto the front drive.

AGENTS NOTE 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.







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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
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THE PROPERTY OMBUDSMAN

Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.