

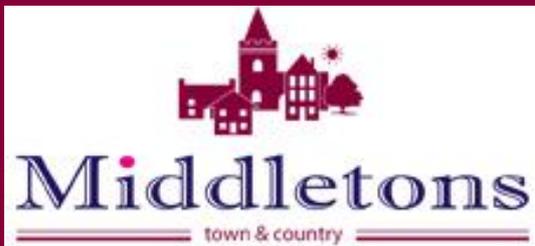


MAIN STREET, FRISBY ON THE WREAKE

Asking Price Of £279,950

Two Bedrooms

Freehold



END OF TERRACE COTTAGE

GREAT FIRST TIME BUY

TWO DOUBLE BEDROOMS

VILLAGE WITH AMENITIES

CHARACTER THROUGHOUT

CHAIN FREE

CLOSE TO LOCAL SCHOOLS

WEST OF MELTON MOWBRAY

COUNCIL TAX BAND C

01664 566258

info@middletons.uk.com





Offered with no upward chain this characterful two bedroom end-terrace cottage dating back to the 1800's. Situated in the highly regarded village of Frisby on the Wreake. The village benefits from The Bell Inn public house and a Primary School.

The accomodation on offer comprises; kitchen diner and lounge to the ground floor, two bedrooms and a shower room to the first floor. Outside there is a cobbled frontage with courtesy lighting with a block paved area and brick outbuilding.



KITCHEN/DINER 15' 5" x 10' 0" (4.7m x 3.05m) Cottage brace and latch stable door into the kitchen diner having dual aspect windows, radiator to the dining area and understairs storage cupboard housing the central heating boiler and electric consumer unit with lighting. The kitchen is fitted with a range of wall base and drawer units with tiled work surfaces, one and a half bowl ceramic sink and drainer unit with mixer tap over, integrated electric oven with a four burner ceramic hob, space and plumbing for both a washing machine and dishwasher, space for an undercounter fridge and freezer. Original beamed ceilings and tiled floor throughout.

LOUNGE 16' 2" x 12' 1" (4.93m x 3.69m) Having French doors to the rear, two dual aspect windows to the front and side, feature stone fireplace with open fire, original beams to the ceiling, carpet flooring and stairs leading to the first floor.

LANDING Taking the stairs from the lounge to the first floor having a window to the front aspect, cottage latch and brace doors off to;

MAIN BEDROOM 12' 1" x 16' 4" (3.7m x 4.98m) Having three triple aspect windows, radiator, built-in storage cupboard and carpet flooring.

BEDROOM TWO 8' 6" x 10' 7" (2.61m x 3.25m) Having a window to the rear aspect, radiator, built-in wardrobes, loft access hatch and carpet flooring.

SHOWER ROOM 7' 8" x 6' 10" (2.34m x 2.10m)
Comprising of a corner shower cubicle with electric shower, vanity unit wash hand basin, low flush WC and electric shaver point. Obscure glazed window, airing cupboard, tiled flooring and radiator.

FRONT ASPECT There is a cobbled frontage with courtesy lighting and opposite there is a block paved area and also a brick outbuilding suitable for general storage.

OUTSIDE SPACE Cobbled courtyard with raised shrub beds and a small decked seating area accessed via the french doors from the lounge. Please note that although this space has been used by the current owner for a number of years it is not on the property title.

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.

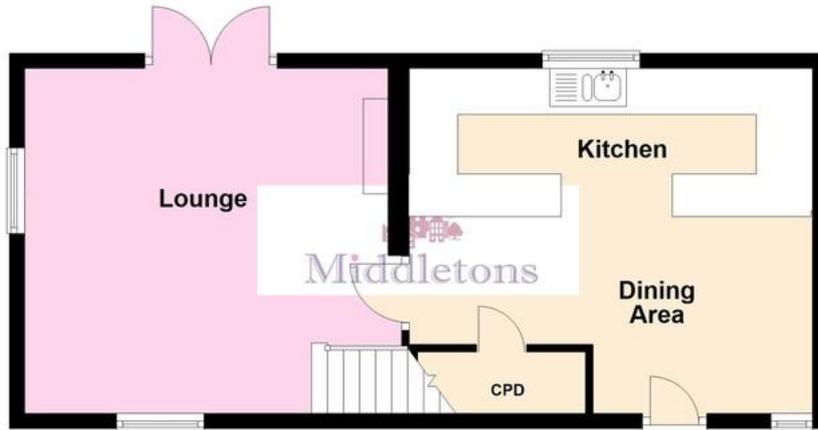
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







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		87
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

01664 566258

www.middletons.uk.com
info@middletons.uk.com

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 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.