



## **GREAT LANE, FRISBY ON THE WREAKE**

**Asking Price Of £350,000**

**Three Bedrooms**

**Freehold**



**DETACHED BUNGALOW**

**DRIVEWAY AND GARAGE**

**CHAIN FREE**

**GOOD COMMUTER LINKS**

**PROJECT PROPERTY**

**FRONT AND REAR GARDENS**

**VILLAGE LOCATION**

**SOUTH WEST OF MELTON MOWBRAY**

**COUNCIL TAX BAND D**

**01664 566258**

**info@middletons.uk.com**





\*\*\*Project property offered with no upward chain\*\*\* Detached, three bedroom bungalow situated within the sought after 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 hall, lounge, dining room, utility area, side porch, shower room and three bedrooms. Outside the property benefits from a large plot with gardens to the front and rear, ample off road parking and a double garage.

**ENTRANCE HALL** Obscure glazed door into the entrance hall having a built-in cloaks cupboard, radiator, carpet flooring and access to the loft space.

**LOUNGE** 11' 3" x 13' 8" (3.45m x 4.17m) Having a bay window to the front aspect, two radiators, feature open fireplace and carpet flooring.

**DINING ROOM** 10' 11" x 13' 9" (3.35m x 4.2m) Having a bay window to the front aspect, radiator, feature open fireplace, obscure circular window to the hallway and carpet flooring.

**KITCHEN** 7' 10" x 15' 3" (2.4m x 4.66m) Fitted with wall and base units, work surfaces, stainless steel double sink and drainer unit, integrated electric oven and hob with extractor over, Window to the front, glazed door to the side porch, heated towel rail and door to the utility area.

**UTILITY ROOM** 3' 11" x 8' 0" (1.21m x 2.46m) Having plumbing for a washing machine and space for a tumble dryer.

**SIDE PORCH** Having a part glazed door into the porch with two windows to the side, glazed door into the kitchen.

**SHOWER ROOM** 7' 11" x 8' 10" (2.42m x 2.7m) Comprising of a shower cubicle, vanity unit wash hand basin, close coupled WC and a heated towel rail. Obscure glazed window, bathroom cabinet, part tiled walls and carpet flooring.

**MAIN BEDROOM** 11' 5" x 13' 10" (3.49m x 4.22m) Having a window over looking the rear garden, radiator, fitted wardrobe and carpet flooring.

**BEDROOM TWO** 10' 11" x 12' 0" (3.35m x 3.67m) Having a window over looking the rear garden, radiator, fireplace, fitted wardrobe and carpet flooring.

**BEDROOM THREE** 11' 5" x 8' 8" (3.49m x 2.65m) Having a window over looking the rear garden, radiator and carpet flooring.

**FRONT GARDEN** Having a block paved driveway leading to the double garage and continuing to the front of the property providing ample off road parking. Formal lawn with mature shrubs and hedging to the boundary providing privacy from the road.

**GARAGE** 16' 2" x 17' 10" (4.95m x 5.45m) Having two up and over doors, power light connected, personnel door to the side.

**REAR GARDEN** Mainly laid to lawn with a paved pathway, brick outbuildings and various garden sheds, wood panel fencing to the boundary.

**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.

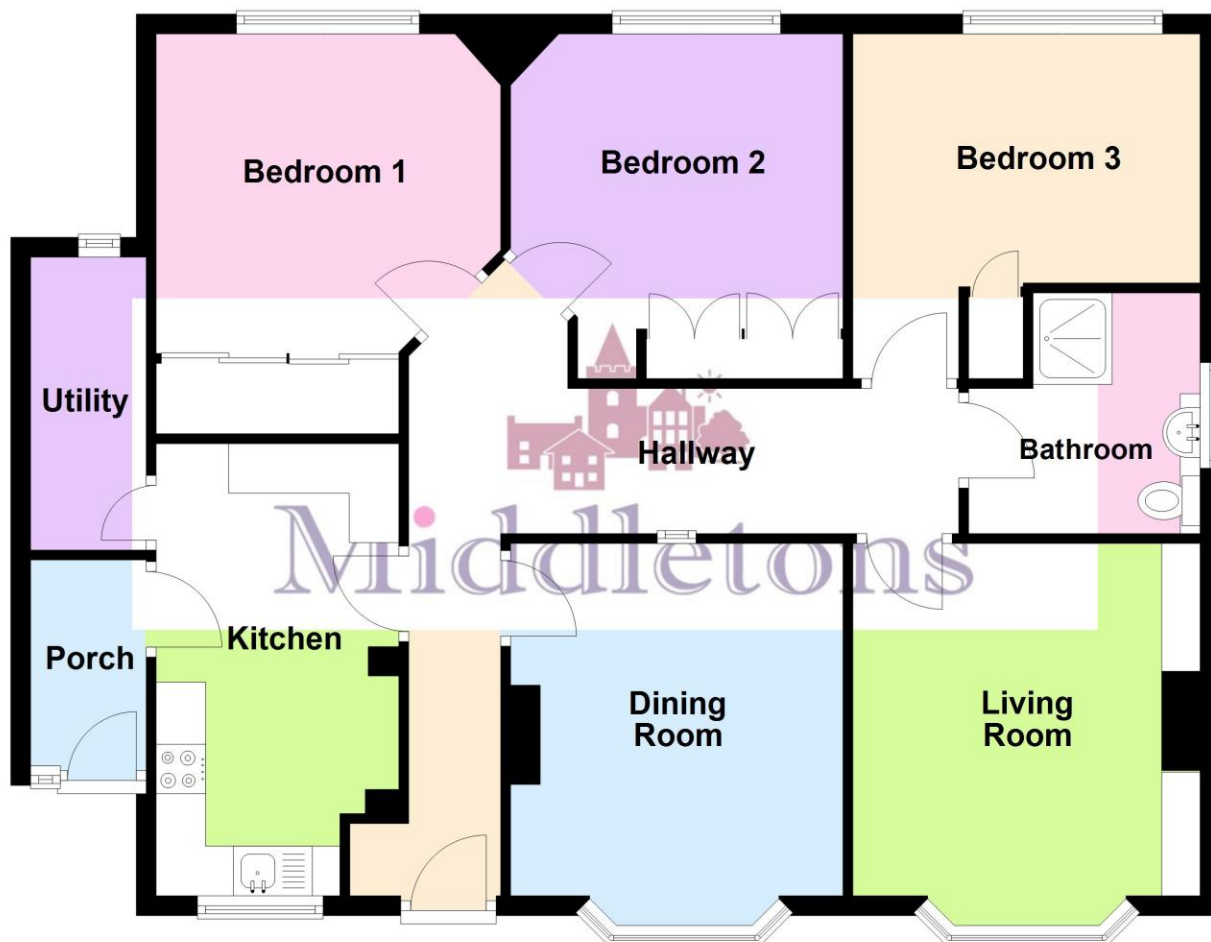
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## Ground Floor



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			
(92-100) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & 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 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.