



FRISBY ON THE WREAKE, MELTON MOWBRAY

Asking Price Of £184,000

Two Bedrooms

Freehold



SEMI-DETACHED HOUSE

NHBC WARRANTY

DOWNSTAIRS WC

LOCAL SCHOOLS NEARBY

OFF ROAD PARKING

FRONT AND REAR GARDENS

VILLAGE LOCATION

WEST OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

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A great opportunity to get on the housing ladder with this two bedroom semi-detached house situated in the village of Frisby-on -the Wreake. Built by Bellway homes in 2019 and still under NHBC warranty with the added benefit of the low cost housing scheme which offers the property at only 80% of its actual market value.

Beautifully presented accommodation throughout comprising; entrance hall, doakroom, kitchen and lounge diner to the ground floor. Two double bedrooms and a family bathroom to the first floor. Outside the property benefit's from two allocated parking spaces and both front and rear gardens.

ENTRANCE HALL Composite door into the entrance hall having stairs rising to the first floor landing, radiator, Amtico flooring and doors off to;

CLOAKROOM 5' 4" x 3' 2" (1.64m x 0.97m) Comprising of a low flush WC, pedestal wash hand basin with tiled splash back, radiator and Amtico flooring.

KITCHEN 5' 2" x 10' 9" (1.58m x 3.30m) Fitted with a modern range of high gloss wall, base and drawer units with work surfaces over, stainless steel sink and drainer unit, integrated appliances to include; washing machine, fridge, freezer, Zanussi electric oven and a gas hob with extractor hood over. Window to the front aspect with venetian blind, Ideal Logic central heating boiler, kick board heating and Amtico flooring.

LOUNGE/DINER 14' 3" x 12' 4" (4.36m x 3.78m) Nicely proportioned room having ample room for a dining table, french doors to the rear garden with perfect fit blinds, under stairs storage cupboard, two radiators and carpet flooring.

LANDING Taking the stairs from the entrance hall to the first floor landing having doors off to;

MAIN BEDROOM 12' 5" x 9' 3" (3.8m x 2.82m) Having a window to the rear aspect with venetian blind, radiator and carpet flooring.

BATHROOM 5' 8" x 6' 4" (1.75m x 1.95m) Comprising of a panel bath with a Mira shower over and glazed shower screen, low flush WC and a pedestal wash hand basin. Obscure glazed window with venetian blind, radiator, extractor fan, part tiled walls and Amtico flooring.

BEDROOM TWO 8' 8" x 12' 5" (2.65m x 3.8m) Having a two windows to the front aspect with venetian blinds, radiator, over stairs cupboard and carpet flooring.

FRONT GARDEN Having a small lawn with paved pathways to the front door and side gate giving access to the rear garden.

PARKING There is two allocated off road parking spaces to the front of the property.

REAR GARDEN Having a paved patio area adjacent to the house, garden tap and electrical sockets, formal lawn with raised flower bed. Dwarf wall and wood panel fencing to the boundary and gated access to the front.

MAINTENANCE CHARGE There is a service charge to maintain the communal areas of £31.45 a month. This information was obtained from the seller.

DO YOU QUALIFY TO BUY THIS PROPERTY? The asking price shown is 20% below the market value.

This property is being sold with a "LOCAL CONNECTION" requirement. We do not make decisions as to who qualifies but the criteria is shown below.

To qualify you should meet one of the following criteria:-

Have been born within the Parishes of Kirby Bellars, Frisby on the Wreake, Hoby, Rotherby, Asfordby, Grimston and has immediately prior to occupation of the property been ordinarily resident in the parishes for a period of at least 12 calendar months or at least three out of the last five years and/or

Has lived in the Parishes but has been forced to move away because of lack of affordable housing and/or

Has family or has been in paid employment (for at least 12 months) within the parishes and/or

Has at least one member of the household who needs to move within or close to the parishes in order to be close to a relative or other person in order to provide or receive a significant amount of care and/or support and/or

Has a local connection to the Borough of Melton.

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.

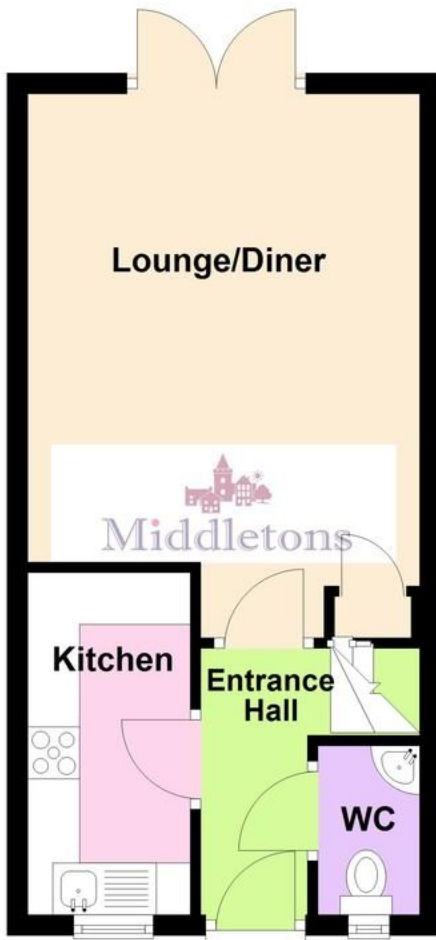
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







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		
(92-100) A		98
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.