

7 Main Street, Frolesworth, LE17 5EG



£750,000

Situated in the charming village of Frolesworth, this exquisite five-bedroom detached family home offers a perfect blend of comfort and elegance. With its enviable location on Main Street, the property boasts stunning far-reaching rural views that enhance its appeal. Upon entering, you are greeted by a welcoming entrance porch that leads into a spacious hall, complete with a staircase to the first floor. The ground floor features a well-appointed cloakroom, a delightful breakfast kitchen, and a convenient utility room. The generous sitting room is a highlight, featuring an inglenook fireplace that houses a wood-burning stove, creating a warm and inviting atmosphere. This room also benefits from patio doors that open directly onto the garden, seamlessly connecting indoor and outdoor living. The dining room, also with patio doors to the garden, is perfect for entertaining, while a study provides a quiet space for work or study. Additionally, a conservatory opens from the breakfast kitchen, offering a lovely spot to relax and enjoy the views. The first floor comprises four spacious double bedrooms, two of which are complemented by en-suite bathrooms, alongside a single bedroom and a well-appointed family bathroom. This layout ensures ample space for family living and guests alike. The south-facing garden is a true sanctuary, offering privacy and an extensive lawn bordered by mature shrubs. Two paved patio seating areas provide ideal spots for al fresco dining or simply enjoying the tranquil surroundings. To the front of the property, a driveway offers ample parking, leading to a double-width garage with an electric door, adding to the convenience of this splendid home. This property is a rare find in a desirable location, perfect for families seeking a peaceful yet vibrant community.

Service without compromise

Entrance Porch 4'9" x 17'5" (1.45m x 5.31m)

Enter the property via a composite front door, to where you will find three windows to the front aspect. Ceramic flooring throughout. There is also a door giving access into the garage and a store room .

Hallway

The hallway has oak flooring and the staircase rises to the first floor.

Cloakroom 6' x 7'4" (1.83m x 2.24m)

The cloakroom is fitted with a low-level W/C, pedestal handwash basin and a radiator. There is ample room to hang outdoor coats and boots. Vinyl tiled flooring throughout.

Lounge 23' x 20'8" (7.01m x 6.30m)



The spacious lounge benefits from an inglenook fireplace with a wood burning stove. The window to the front aspect allows stunning far reaching views over Bradgate Park. A set of patio doors open into the garden and a set of double doors open into the dining room.

Lounge Photo 2



Lounge Photo 3



Dining Kitchen 20'8" x 12'10" (max) x 9'2" (min)
(6.30m x 3.91m (max) x 2.79m (min))



This country kitchen is fitted with cream shaker cabinets with complimenting worksurfaces over, composite bowl & half sink with mixer taps, double oven with space for a microwave over, ceramic hob plus extractor fan - a great place for any keen home chefs. The kitchen also benefits from an integrated dishwasher and fridge freezer. Ceramic floor tiles and a radiator. There is ample room for a dining table and chairs.

Dining Kitchen Photo 2



Dining Kitchen Photo 3



Utility Room 8'10 x 6'6 (2.69m x 1.98m)



The utility room is fitted with wall mounted and base cabinets with worksurfaces over and a stainless steel sink with mixer taps. There is space and plumbing for a washing machine. A UPVC door gives access to the outside and patio doors to the garage.

Dining Room 12'1" x 10'10" (3.68m x 3.30m)



This lovely dining room has oak block laminate flooring and patio doors opening into the garden. There is a door giving access to the study.

Study 10'10" x 7'5" (3.30m x 2.26m)



This versatile space could be used as a work from home office or a playroom - perfect for families with young children. There is a window to the rear aspect and a radiator.

Conservatory 14'11" x 11'5" (4.55m x 3.48m)



The conservatory is situated off of the kitchen diner, allowing for easy access. Ceramic tiled flooring throughout and a radiator. French doors open into the beautiful south facing garden.

Garage 17'2" x 18'1" (5.23m x 5.51m)

The double garage can be accessed via an electric roller door. A window to the side aspect. Worcester Bosch gas central heating boiler is stored here.

Galleried Landing



The landing has a loft which can be accessed via a loft hatch and a useful airing cupboard. The window to the front aspect has lovely far reaching rural views over the countryside.

Bedroom One 18'1" x 15' (5.51m x 4.57m)



This spacious double bedroom has fitted wardrobes. The window to the rear aspect overlooks the south facing garden. Radiator. A door opens to the en-suite .

En-Suite 7'1" x 6'5" (2.16m x 1.96m)



Fitted with a low-level W/C, hand wash basin set into a vanity cupboard and a corner shower cubicle. There is half height ceramic wall tiles throughout the en-suite. An opaque window to the rear aspect and a radiator.

Bedroom Two 18'1" x 11'5" (5.51m x 3.48m)



This double bedroom has fitted wardrobes. The window to the front aspect allows for countryside views. A radiator.

En-Suite 12'5" x 8' (max) x 4'9" (min) (3.78m x 2.44m (max) x 1.45m (min))



The en-suite comprises of a low-level W/C, bidet, hand wash basin and a bath with a shower over. Ceramic wall tiling throughout. Velux roof window and a radiator.

Bedroom Three 13' x 12'7" (3.96m x 3.84m)



A double bedroom with fitted wardrobes and a radiator. A window to the rear aspect overlooking the garden.

Bedroom Four 12'11" x 11' (3.94m x 3.35m)



A double bedroom with fitted wardrobes and a radiator. A window to the rear aspect overlooking the garden.

Bedroom Five 8'9" x 7'5" (2.67m x 2.26m)

A single bedroom with a window to the front aspect over looking the countryside. Fitted wardrobes and a radiator.

Bathroom 8'7" x 11'2" (2.62m x 3.40m)



The bathroom is fitted with a low-level W/C, pedestal hand wash basin, bidet, bath and separate shower . Ceramic wall tiles and a radiator. Opaque window to the rear aspect.

Garden



This delightful south facing garden offers a wonderful degree of privacy - a great benefit of this property. The extensive lawn with mature shrub and plant borders, as well as a variety of apple trees, add to the serene and tranquil setting of this lovely property in the countryside. The two patio seating areas are a great place to enjoy an afternoon in the sun with family or friends, or enjoying an evening of al-fresco dining. The timber garden shed is a great storage area for storing outside tools.



Garden Photo 2



Garden Photo 3



Outside & Parking



To the front of the property you will find a manicured lawn with mature shrub and plant borders. There is gated side access to both sides of the property and the drive provides ample off road parking.

Ariel View

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	73	77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC 		
Environmental Impact (CO₂) Rating		
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC 		