



# Great Lane Frisby On The Wreake

- Detached bungalow on an over half acre plot
- Sought-after village edge location
- Open countryside views to rear
- Spacious sitting room and conservatory
- Well-equipped dining kitchen
- Four well-proportioned bedrooms
- Mature private gardens backing farmland
- Driveway parking and detached garage/workshop
- EPC Rating D / Council Tax Band F / Freehold

Occupying an impressive plot extending to over half an acre, this individually positioned, detached, single-storey residence enjoys a delightful setting on the outskirts of the highly sought-after village of Frisby on the Wreake.

Offering generous accommodation and wonderful open views across rolling countryside to the rear, the property presents a rare opportunity for those seeking space, privacy and a semi-rural lifestyle.





### **Accommodation:**

Internally, the accommodation is arranged across one level and provides versatile living space ideal for a range of purchasers. A welcoming entrance hall leads to a generous sitting room, with a large conservatory beyond framing the rear aspect. The dining kitchen offers ample storage and workspace.

All rooms are well proportioned, with four bedrooms, a family bathroom, and an additional fitted dressing/seating area with French doors opening onto the garden.

### **Gardens and land:**

Externally, the property is set well back from the road and approached via a private driveway providing ample off-road parking and access to a detached garage/workshop.

The formal gardens are mature and well landscaped, laid predominantly to lawn with established boundaries and planting, backing directly onto neighbouring farmland and affording an enviable sense of peace and seclusion.

### **Location:**

Frisby on the Wreake is a charming and well-regarded Leicestershire village, appreciated for its strong sense of community and attractive rural surroundings.

The village offers a range of everyday amenities including a primary school, village hall, public house and parish church, together with scenic countryside walks along the River Wreake. Despite its peaceful setting, the village is superbly positioned for commuters, lying within easy reach of the A607 providing direct links to Leicester and Melton Mowbray. The A46 and A1 are also readily accessible, offering convenient routes towards Nottingham, Derby and beyond.

### **Method of Sale:**

The property is offered for sale by Private Treaty.

### **Measurements:**

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

### **Tenure:**

The property is being sold freehold with vacant possession upon completion.

### **Local Authority:**

Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leics, LE13 1GH. Council Tax Band F.

### **Viewings:**

Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray, 21 Market Place, Melton Mowbray, LE13 1XD.

### **Services:**

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.





**Public Rights of Way, Wayleaves & Easements:**

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

**Plans and Boundaries:**

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

**Technical Information:**

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

**Money Laundering:**

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

**General Note:**

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

**Ground Floor**  
Approx. 181.6 sq. metres (1955.0 sq. feet)



Total area: approx. 181.6 sq. metres (1955.0 sq. feet)

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	<b>76</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		



