





# St. Thomas Way

## Frisby On The Wreake

- Modern versatile four bedroom family home
- Private estate in a sought after village
- Two bright spacious reception rooms
- Fitted kitchen/breakfast room with integrated appliances
- Four double bedrooms two with en suite
- Rear garden laid to lawn with paved seating terrace
- Detached double garage with ample parking
- Short drive from Melton Mowbray town centre
- EPC B / Council Tax F / Freehold

### General Description

Alexanders offer to the market a beautifully presented four bedroom modern family home located on the outskirts of the popular and pretty village of Frisby on the Wreake. Constructed in 2021 by Bellway homes, the property is being sold with the remaining 6 years NHBC warranty and is offered to the market in exceptional condition throughout.

### Accommodation

Internally, the property is laid across two floors and boasts over 1,900 square feet of living accommodation to comprise in brief; Entrance hall, sitting room, study, large open kitchen/diner with integrated appliances, separate dining room, utility room and wc. Upstairs are four double bedrooms, bedrooms one and two benefit from en suite shower rooms and family bathroom servicing bedrooms three and four.

### External

Set at the end of a quiet cul de sac, occupying a superb end plot this wonderful family home boasts open views to the front, it is set neatly behind lawned front and side gardens with wrought iron railing surrounding. The driveway to the side is leading to a detached double garage.

The rear gardens face westerly and are laid mostly to lawn with a paved seating area directly to the rear of the property.



### Location

The property is located on the fringe of Frisby on the Wreake, a pretty village settlement in the Wreake Valley perfectly situated for easy access to Melton Mowbray, Loughborough, Leicester and Nottingham. There is a good range of amenities in the village to include a local pub, C of E primary school and a thriving community with active clubs and societies. Also, within easy reach is Ratcliffe College, East Midlands airport, and rail links from nearby Melton Mowbray to London St. Pancras in 90 minutes.

### 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

Freehold. We are advised there is an annual service charge of £343.44.

### 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

We are advised that mains gas, electricity, water, and drainage are connected.

### Money Laundering

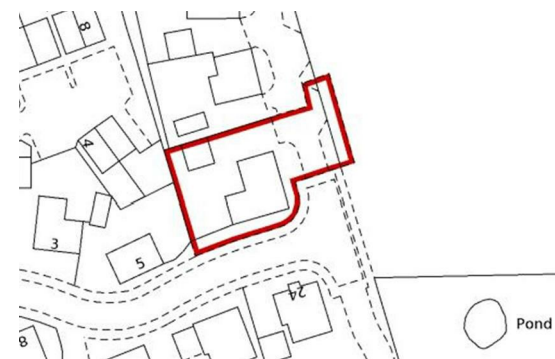
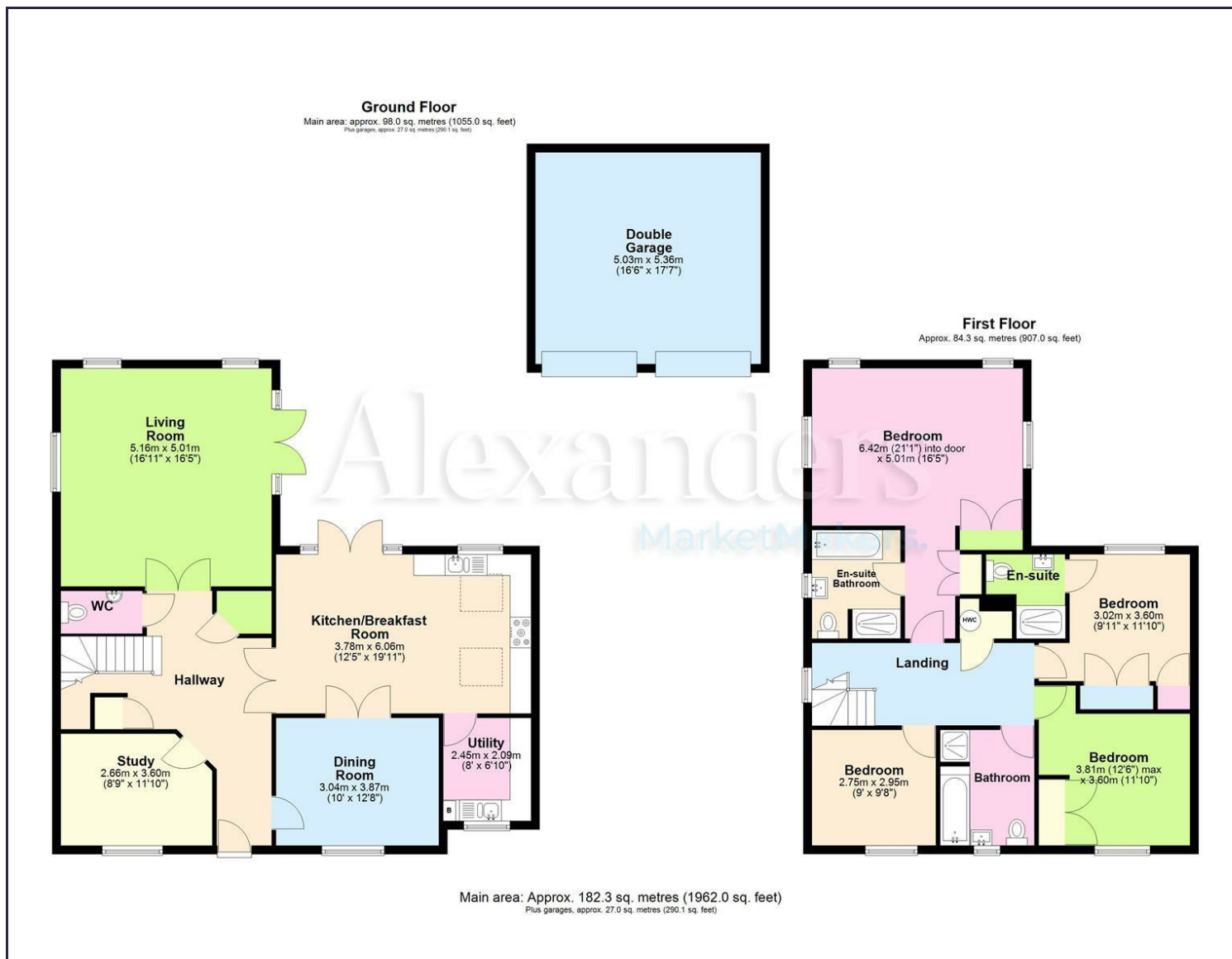
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an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







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