



Offers Over £420,000 | Freehold

Hall Orchard Lane, Frisby On The Wreake LE14 2NH







## Hall Orchard Lane, Frisby On The Wreake LE14 2NH

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- Selling with no onward chain
  - Income generating solar panels - c. £1,500 per annum
  - Three bedrooms (with potential to create four)
  - Extended detached family home
  - Floorplan of c. 1800 square feet
  - Well-stocked and private rear garden
  - Desirable village location
  - Versatile living spaces
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This attractive three-bedroom detached family home boasts a floorplan of c. 1800 square feet, the potential to be reconfigured into four bedrooms, and has been thoughtfully extended and upgraded over the years to create a versatile and stylish living space.

The property welcomes you with a spacious extended kitchen, featuring modern conveniences such as electric blinds, a skylight, under-cupboard lighting, and the luxury of underfloor heating - a perfect setting for both everyday family life and entertaining.

A notable feature of the property is the array of 15 solar panels installed on the roof, generating approximately £1,500 per annum, offering both environmental benefits and a valuable financial return.

A former garage was converted around 20 years ago into a dual-aspect dining room, complete with made-to-measure electric blinds to both sides, allowing for flexible light and privacy control. The pleasant living room is centred around an inset multi-fuel stove, creating a cosy focal point for the colder months. Throughout the home, new internal doors provide a fresh, contemporary finish.















SPREY  
PROPERTY



Practicality is well catered for with a utility room, housed in an extended section of the property, which also accommodates a modern condensing boiler (installed approximately 5 years ago). Additionally, there is a useful store room-ideal as a gym, office, or hobby space-located close to the newly updated fuse box (2023).

Upstairs, the home offers three bedrooms. Two are generous doubles, while the third is a comfortable single, enhanced with fitted shelving for storage. The main bedroom is further complemented by its own adjoining dressing room and a private en-suite bathroom, providing a touch of luxury and practicality.

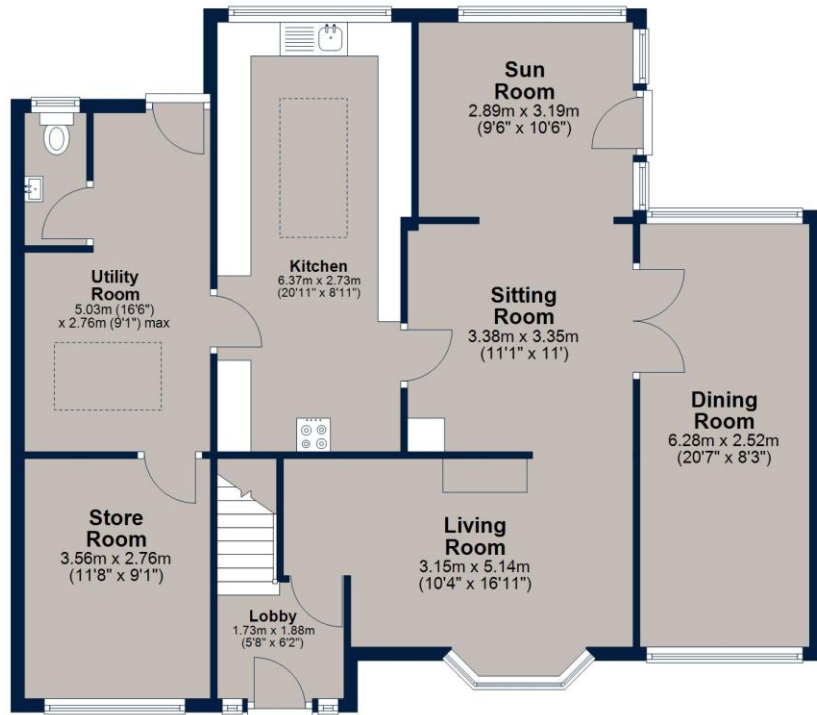
Externally, the property truly shines with its well-stocked, private rear garden, thoughtfully landscaped with an abundance of shrubs, flowers, and seating areas (see photographs). The garden provides a tranquil, secluded outdoor space that can be enjoyed year-round.

This home offers excellent flexibility, modern features, and a charming setting-making it a superb opportunity for those looking for a property ready to move into, with scope to adapt further to individual needs.



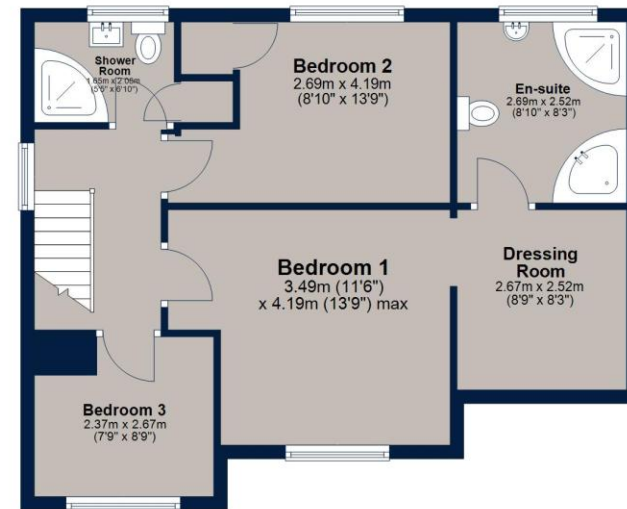
## Ground Floor

Approx. 110.0 sq. metres (1183.5 sq. feet)



## First Floor

Approx. 55.5 sq. metres (597.0 sq. feet)



Total area: approx. 165.4 sq. metres (1780.5 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.  
Plan produced using PlanUp.

# Key Information

Local Authority: Melton Borough Council

Council Tax Band: D

Tenure: Freehold

EPC Rating: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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