



 SPREY
PROPERTY

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Hall Orchard Lane, Frisby on the Wreake

Offers Over £420,000





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 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.

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.





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.

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.

Tenure: Freehold
 All mains' services
 EPC Rating: B
 Council Tax Band: D
 No Onward Chain

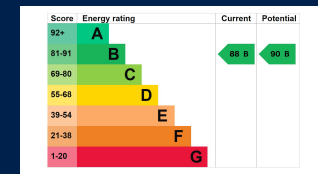




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Osprey Oakham
4 Burley Road
Oakham
Rutland LE15 6DH
01572 756675
oakham@osprey-property.co.uk

Osprey Stamford
7 Red Lion Street
Stamford
Lincolnshire, PE9 1PA
01780 769269
stamford@osprey-property.co.uk

Osprey Oundle
6 Crown Court
Market Place
Oundle, PE8 4BQ
01832 272225
oundle@osprey-property.co.uk

Osprey Melton
8 Burton Road
Melton
Leicestershire, LE13 1AE
01664 778170
melton@osprey-property.co.uk

