



FROLESWORTH LANE, CLAYBROOKE MAGNA

£1,095

Nestled within a well-established community, this charming house offers a perfect blend of comfort and practicality. The property features a welcoming lounge, ideal for relaxation and entertaining guests. The kitchen is equipped with a built-in fridge, providing convenience for everyday living. A downstairs bathroom, complete with a shower over the bath, adds to the functionality of the home.

One of the standout features of this property is the delightful conservatory, which invites natural light and offers a serene space to enjoy the garden views throughout the year. The house boasts three well-proportioned bedrooms, including a master suite with an ensuite bathroom, ensuring privacy and comfort for the occupants.

The property benefits from double glazing throughout, enhancing energy efficiency and providing a peaceful atmosphere. A new combi boiler and gas central heating ensure warmth and comfort during the colder months.

For those with vehicles, off-road parking for two cars is a significant advantage, making daily life more convenient. This house is an excellent opportunity for families or individuals seeking a comfortable home in a friendly neighbourhood. With its practical features and inviting spaces, this property is sure to appeal to a wide range of buyers.

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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