



NEW ROAD, BURTON LAZARS

Asking Price Of £875,000

Five Bedrooms

Freehold



DETACHED HOUSE

GARAGING AND WORKSHOP

CONSERVATORY

GOOD COMMUTER LINKS

EXTENSIVE PRIVATE GROUNDS

ELEVATED VIEWS

VILLAGE LOCATION

SOUTH-EAST OF MELTON MOWBRAY

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A rare opportunity to acquire this characterful detached property which occupies a large private plot within the much sought after village of Burton Lazars. The village is situated approximately 1.5 miles south east of Melton Mowbray in the heart of rural east Leicestershire.

The property offers spacious accommodation comprising of; entrance porch, cloakroom, inner hallway, living room, conservatory, dining room, kitchen, utility room and a study to the ground floor. Five bedrooms, one being ensuite and a family bathroom to the first floor. Outside the property has a driveway leading to ample off road parking, detached double garage with workshop and a further integral garage. Extensive private grounds surround the property with elevated views across the open countryside.

PORCH Part glazed hardwood door into the entrance porch giving access to the downstairs cloakroom and the inner hallway.

CLOAKROOM Comprising of a low flush WC, wall mounted wash hand basin, radiator and an obscure glazed window.

INNER HALL 11' 1" x 11' 11" (3.39m x 3.64m) Having stairs rising to the first floor landing, under-stair storage cupboard, radiator, glazed french doors to the dining room and doors off to the living room, kitchen and study.

LIVING ROOM 22' 3" x 15' 1" (6.8m x 4.6m) A nicely proportioned spacious sitting room having dual aspect double glazed windows, two radiators, feature fireplace inset with an electric fire and carpet flooring. Door to the conservatory and bi-folding doors to the dining room.

CONSERVATORY 16' 10" x 19' 4" (5.15m x 5.9m) With french doors opening out onto the gardens and patio this room really brings the outside in. Having ample room for tables and seating it also benefits from laminate wood flooring with under floor heating which runs on a separate thermostat to the rest of the property.

DINING ROOM 11' 1" x 19' 9" (3.4m x 6.04m) The property was extended in 1974 to create this lovely dining room which has a large bow window to the rear of the property giving views of the lawns and trees making it a great space for entertaining. Glazed doors to the lounge and hallway, radiator and carpet flooring.

KITCHEN/BREAKFAST ROOM 18' 2" x 13' 7" (5.55m x 4.16m reducing to 2.6m) Stoneham fitted kitchen with an extensive range of wall, base and drawer units with down lights under the cupboards, Corian work surfaces with under counter one and a half bowl sink, tiled splash backs, integrated appliances to include a dish washer, eye level double oven and microwave, Neff hob with extractor hood over, fridge and freezer. Two double glazed windows to the rear aspect, two radiators, fitted breakfast seating area, tiled flooring and door to the utility room.

UTILITY ROOM Having space and plumbing for a washing machine the utility room also houses the oil central heating boiler. External door to the garden.

STUDY 8' 7" x 11' 8" (2.64m x 3.58m) Having a double glazed window to the front aspect the study is fitted with a range of bespoke furniture and provides an excellent space for home working.

LANDING Taking the stairs from the inner hall to the first floor landing having a double glazed window to the front aspect, radiator, carpet flooring and doors off to;

MASTER BEDROOM 17' 11" x 12' 10" (5.48m x 3.92m) Spacious master bedroom having dual aspect double glazed windows with open countryside views, radiator, carpet flooring and door to the ensuite.

ENSUITE SHOWER ROOM 12' 0" x 4' 10" (3.68m x 1.48m) Comprising of a large walk in shower cubicle with Mira shower, pedestal wash hand basin, low flush WC and a heated towel rail. Obscure glazed window, tiled walls and carpet flooring.

BEDROOM TWO 16' 6" x 14' 4" (5.05m x 4.38m) Small staircase down to the second bedroom having dual aspect double glazed windows, two radiators wash hand basin and carpet flooring.

BEDROOM THREE 11' 8" x 10' 0" (3.56m x 3.05m) Having a double glazed window to the front aspect, radiator, built in cupboard and carpet flooring.

BATHROOM 11' 3" x 4' 10" (3.43m x 1.48m) Comprising of a corner bath with shower riser over, low flush WC, vanity unit wash hand basin and heated towel rail. Obscure glazed window, tiled walls and carpet flooring.

BEDROOM FOUR 9' 7" x 11' 2" (2.93m x 3.42m) Having a double glazed window to the front aspect, radiator, built in wardrobes and carpet flooring.

BEDROOM FIVE 15' 3" x 7' 11" (4.66m x 2.42m) Having a double glazed window to the rear aspect, radiator and carpet flooring.

INTEGRAL GARAGE 16' 7" x 16' 11" (5.06m x 5.16m) Having an open over manual door, power light and water connected, personal door to the rear.

DETACHED DOUBLE GARAGE 19' 0" x 22' 10" (5.8m x 6.98m) Built in 1997 the double garage has electric roller doors with power and light connected. A staircase to the side leads to the workshop above.

WORKSHOP 11' 4" x 22' 10" (3.46m x 6.98m) A handy space that can be used as either a workshop or a teenagers games room. Having two velux windows, boarded flooring and electrical sockets throughout.

GARDENS Established private gardens with a tarmac driveway leading to the property with ample off road parking. The plot is just over one acre having formal lawns which encompass the property, dry stone walling retaining higher lawn areas and creating flower beds. Mature trees and shrubs, large fish pond, patio seating area adjacent to the property with elevated views, further inset pond, garden tap and electrical sockets.

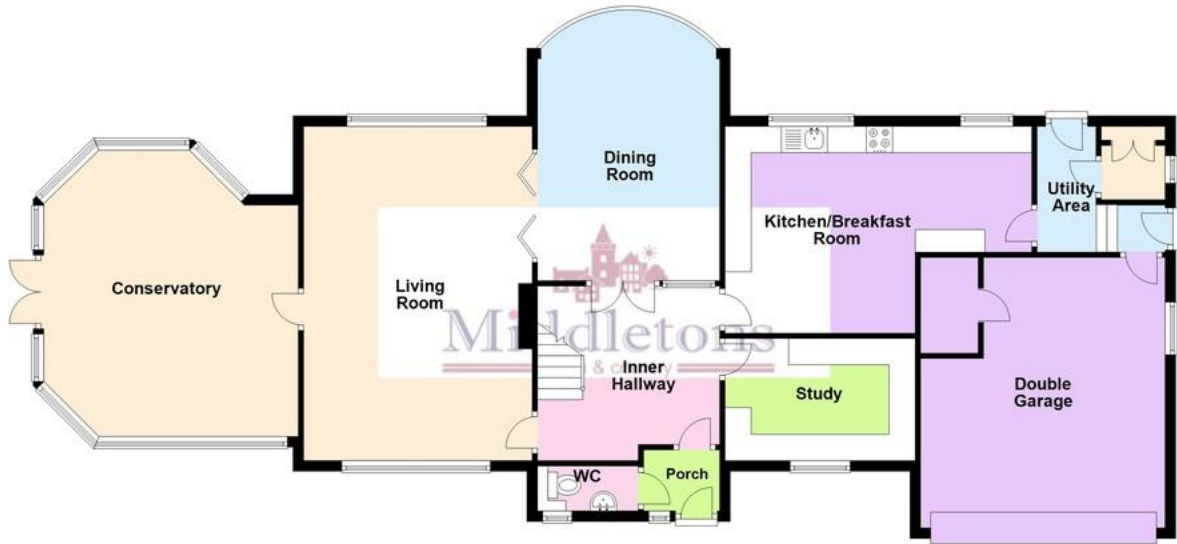
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Ground Floor
Approx. 142.6 sq. metres (1534.7 sq. feet)



First Floor
Approx. 100.0 sq. metres (1076.2 sq. feet)



Total area: approx. 242.6 sq. metres (2610.9 sq. feet)
This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	71
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
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