



## BURTON LAZARS, MELTON MOWBRAY

Asking Price Of £274,000

One Bedrooms

Freehold



SEMI-DETACHED COTTAGE

COUNTRYSIDE VIEWS

CHARACTER THROUGHOUT

GOOD COMMUTER LINKS

OFF ROAD PARKING

SOUGHT AFTER LOCATION

RURAL LOCATION

SOUTH OF MELTON MOWBRAY

COUNCIL TAX BAND A

01664 566258

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Unique and characterful one bedroom semi detached cottage situated in 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.

This cosy cottage has a large porch, lounge with study area and a kitchen to the ground floor. A double bedroom and shower room to the first floor. Outside the property benefits from a raised garden with far reaching views of the open countryside, off road parking, summer house and patio area.



**PORCH** 9' 4" x 4' 10" (2.85m x 1.48m) Large glazed porch having space for seating, radiator and plumbing for a washing machine, wood door into the cottage.

**LOUNGE** 11' 5" x 11' 5" (3.48m x 3.48m) Dual aspect lounge having feature beams to the ceiling with spotlights, two radiators, chimney breast with space for an electric heater, TV point, laminate wood flooring and opening through to the study.

**STUDY** 5' 2" x 7' 11" (1.58 max m x 2.42m) Cosy study area having a small window, radiator and laminate wood flooring

**KITCHEN** 12' 1" x 5' 1" (3.7m x 1.55m) Fitted with modern wall, base and drawer units with work surfaces over, circular stainless steel sink and drainer with mixer tap over, space for a freestanding cooker with extractor over. Dual aspect windows, beamed ceiling with spot lights, two radiators, under stairs storage area, vinyl flooring and stairs to the first floor.

**LANDING** Taking the stairs from the kitchen to the first floor having pine doors off to;

**BEDROOM** 10' 10" x 11' 6" (3.32m x 3.53m) Having a window to the front aspect with open countryside views, radiator, two bespoke fitted wardrobe's and carpet flooring.

**SHOWER ROOM** 10' 9" x 8' 0" (3.29m x 2.45m) Comprising of a double walk-in shower cubicle, low flush WC, and a Victorian style wash hand basin and stand with storage shelf. Obscure glazed window, radiator, space and plumbing for a washing machine, airing cupboard and laminate wood flooring.

**FRONT GARDEN** Five bar gate to the gravel driveway which provides ample off road parking. Landscaped front garden having lawns bordered with mature shrubs and trees with a wooden arbour seat to sit and relax with the outstanding views. Gate to the side garden which has a private paved patio seating area with sun house and storage shed.

**REAR PATIO** Having a small patio area perfect for a bistro set with raised flower beds and mature hedging.

**AGENTS NOTE** Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

**WHAT IS YOUR HOME WORTH?** Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







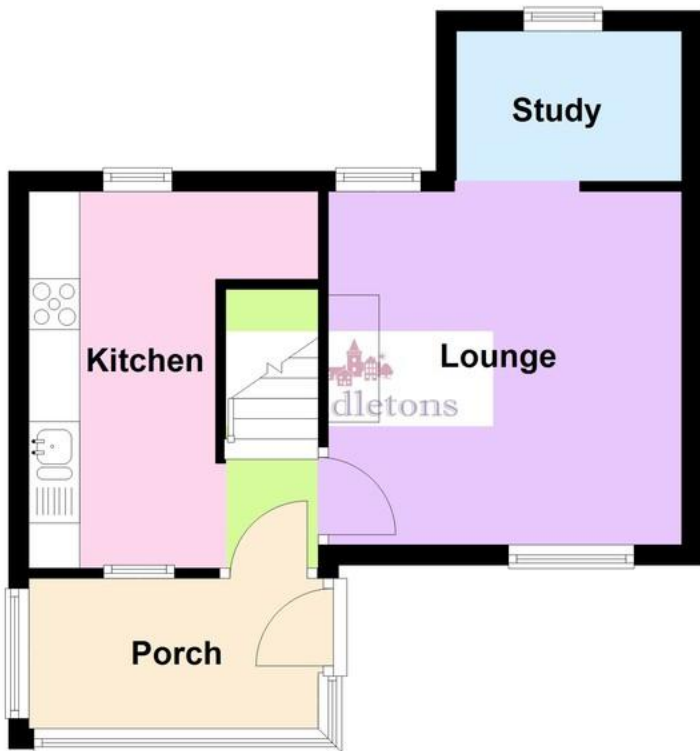




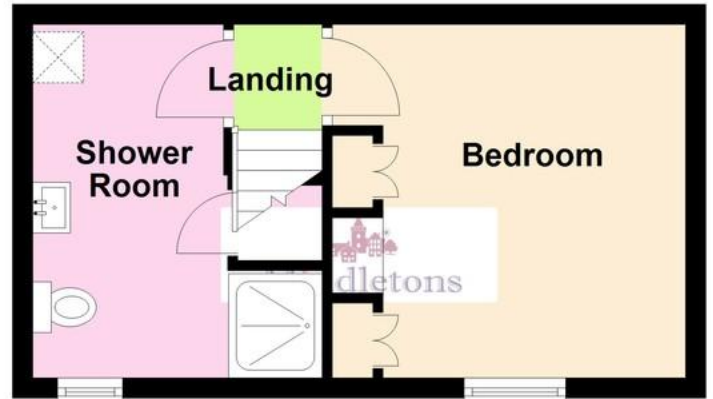




## Ground Floor



## First Floor



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+) <b>A</b>                                     |                            | <b>91</b> |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   | <b>62</b>                  |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |
| WWW.EPC4U.COM                                      |                            |           |

**01664 566258**

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**THE PROPERTY OMBUDSMAN**  
Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements.