



## BURTON LAZARS, MELTON MOWBRAY

Asking Price Of  
Five Bedrooms  
Freehold



DETACHED HOUSE

STUNNING VIEWS

SOLAR PANELS

GOOD COMMUTER LINKS

GARAGE AND DRIVEWAY

SOUTH FACING GARDEN

VILLAGE LOCATION

SOUTH OF MELTON MOWBRAY

COUNCIL TAX BAND G

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Enjoying stunning, elevated views across open countryside this detached five-bedroom house is situated in the popular village of Burton Lazars. Having great commuter links to Oakham, Stamford and Peterborough and just two miles south of the market town of Melton Mowbray.

The accommodation on offer comprises; porch, entrance hall, sitting room, office, family room, extended open-plan living/dining kitchen, utility room, shower room and bedroom to the ground floor. To the first floor four good sized bedrooms, ensuite to the main bedroom and a family bathroom. Outside the property benefits from ample off road parking and a double garage with an elevated patio and south facing garden to the rear.

**PORCH** Part glazed composite door into the porch having a window to the side, personnel door to the garage, tiled flooring and a part glazed oak door into the entrance hall.

**ENTRANCE HALL** Having stairs rising to the first floor landing, radiator, Karndeian flooring, built-in storage cupboard and doors off to;

**SITTING ROOM** 19' 11" x 14' 7" (6.08m x 4.47m) Having bi-fold doors opening out onto the patio with far reaching views, window to the side aspect, two radiators, feature stone fireplace with a multi-fuel log burner and Karndeian flooring.

**OFFICE** 12' 9" x 12' 11" (3.9m x 3.94m) Having a bay window to the front aspect, radiator, fitted storage unit and Karndeian flooring.

**FAMILY ROOM** 12' 9" x 14' 10" (3.89m x 4.54m) Having a window to the side aspect and a further bay window to the front, radiator, fitted storage cupboards and laminate wood flooring.

**KITCHEN/DINER/LIVING ROOM** 24' 6" x 23' 5" (7.48m x 7.14m Max) Extended two years ago to create this fabulous entertaining space, having a window and extensive bi-fold doors opening the room up to the garden and vista beyond and also benefiting from a large skylight to add extra natural lighting throughout the area. The kitchen area has been fitted with contemporary range of Howdens wall, base, drawer and dresser units with a central island breakfast bar with quartz work surfaces over. Under mount stainless steel sink with mixer tap over, space and plumbing for a dishwasher and housing for an American style fridge freezer. Integrated appliances comprise of Fisher and Paykel eye level oven with warming drawer, induction hob with extractor hood over, wine chiller and microwave. The lounge area has a wood burning stove and TV aerial point and the dining area has a radiator, porcelain tiled floor throughout with underfloor heating and inset LED lighting.

**UTILITY ROOM** 5' 2" x 13' 6" (1.59m x 4.12m) Fitted with matching wall and base units as in the kitchen with quartz work surfaces, tiled splash backs, stainless steel sink and drainer unit, space and plumbing for both a washing machine and tumble dryer, tiled flooring and external doors to the front and rear of the property.

**SHOWER ROOM** 8' 0" x 9' 7" (2.45m x 2.93m) Comprising of a walk-in shower cubicle, low flush WC and a vanity unit wash hand basin. Obscure glazed window, radiator, half tiled walls and tiled flooring.

**BEDROOM FIVE** 13' 9" x 11' 6" (4.21m x 3.53m) Having a window to the side aspect, radiator, wall mounted wash hand basin and carpet flooring.

**LANDING** Taking the stairs to the first floor landing having eaves storage with sliding doors and an airing cupboard.

**MAIN BEDROOM** 14' 9" x 14' 7" (4.51m x 4.45m) Having a large window to the rear aspect making the most of the beautiful views, radiator, fitted wardrobes, dressing table and bedside cabinets, carpet flooring and door to the ensuite.

**ENSUITE** 4' 11" x 10' 2" (1.52m x 3.12m Max) Comprising of a shower cubicle, vanity unit wash hand basin, heated towel rail and a panel bath. Obscure Velux window, tiled walls and vinyl flooring.

**BEDROOM TWO** 9' 8" x 15' 9" (2.97m x 4.82m) Having a window to the rear aspect, radiator, free standing wardrobes, door to the eaves storage space and Karndeian flooring.

**BEDROOM THREE** 11' 5" x 12' 11" (3.48m x 3.94m) Having a window to the front aspect, radiator, wall mounted wash hand basin and laminate wood flooring.

**BEDROOM FOUR** 10' 11" x 11' 2" (3.34m x 3.41m) Having a window to the front aspect, radiator, wall mounted wash hand basin and carpet flooring.

**BATHROOM** 10' 9" x 9' 10" (3.28m x 3.01m) Comprising of a panel bath, low flush WC screened with an obscure glass wall, pedestal wash hand basin and a shower cubicle. Obscure glazed window, radiator, half tiled walls and tiled flooring.

**FRONT GARDEN** Having a block paved drive leading to the garage, lawn to the side bordered with mature shrubs and a central tree.

**GARAGE** 14' 11" x 16' 8" (4.57m x 5.09m) Having Cedar wood cladding to the front, electric roller door, stainless steel sink and drainer unit, water tap, personnel door to the entrance hall, power and light connected.

**REAR GARDEN** This south facing garden really is a place to sit, relax and unwind. Having a Porcelain paved patio with glass and steel balustrade allowing uninterrupted elevated views. Sunken hot tub powered by an air source heat pump, pagoda, courtesy lighting garden tap and electric sockets. Stepping down to the lawn with a crazy paved seating area, summer house with power with decking over looking the fish pond.

**SOLAR PANELS** The solar panels on this property are owned. Please ask for further details.

**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.









This floorplan has been produced by Middletons as a guide only. For further information call 01864 586258. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	80
(55-68)	<b>D</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 2002/91/EC	
WWW.EPC4U.COM			

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**THE PROPERTY OMBUDSMAN**  
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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.