



BURTON LAZARS, MELTON MOWBRAY

Asking Price Of £675,000

Four Bedrooms

Freehold



DETACHED HOUSE

COUNTRYSIDE VIEWS

HALF AN ACRE PLOT

LOCAL SCHOOLS NEARBY

DRIVEWAY AND GARAGE

SOUTH-EAST FACING GARDEN

VILLAGE LOCATION

SOUTH OF MELTON MOWBRAY

COUNCIL TAX BAND G

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Occupying a half acre plot this individually designed four bedroom detached house enjoys sweeping views over the open countryside towards Rutland and is situated in the much sought after village of Burton Lazars. The village is well situated for Melton Mowbray, Oakham, Grantham, Leicester and Nottingham. There is a wide range of activities for all the community based in the village hall and the historic church. The Melton sports village is within easy access



The accommodation on offer comprise; porch, entrance hall, sitting room, dining room, office, breakfast kitchen, utility room and cloakroom to the ground floor. Four bedrooms, one ensuite and a family bath/shower room to the first floor. Outside the property benefits from a ample off road parking, double garage, vegetable garden and a very generous south-east facing rear garden.

PORCH Part glazed door into the porch having obscure glazed windows to the front, tiled flooring, wood door to the office and a part glazed wood door to the entrance hall.

OFFICE 5' 10" x 12' 0" (1.8m x 3.66m) Ideally located off the porch making it separate from the main accommodation making a great space for a home office. Having a window to the front aspect, radiator and carpet flooring.

ENTRANCE HALL Having a spindle return staircase rising to the first floor landing, radiator, carpet flooring and wood doors off to;

CLOAKROOM 2' 9" x 5' 10" (0.85m x 1.8m) Comprising of a low flush WC and a vanity unit wash hand basin. Obscure glazed window and vinyl flooring.

SITTING ROOM 13' 5" x 19' 1" (4.10m x 5.82m) Nicely proportioned room having patio doors opening onto the rear garden and under cover seating area, two radiators, feature open-fireplace and carpet flooring.

DINING ROOM 12' 2" x 13' 0" (3.72m x 3.98m) Having patio doors opening out onto the garden making a great space to entertain and allowing plenty of natural light, radiator and carpet flooring.

KITCHEN/BREAKFAST ROOM 18' 1" x 11' 1" (5.52m x 3.4m) Fitted with a range of wall, base and drawer units with work surfaces over, double bowl stainless steel sink and drainer unit with mixer tap over, space and plumbing for a dishwasher. Integrated appliances to include a fridge, eye level Neff double oven and grill and a Neff gas hob. Window overlooking the rear garden, radiator, ample room for a breakfast table and vinyl flooring.

UTILITY ROOM 6' 10" x 11' 1" (2.09m x 3.39m) Fitted with wall a base units with a stainless steel sink, space and plumbing for a washing machine and tumble dryer. Worcester boiler, external door to the garden, window to the front aspect and vinyl tiled flooring.

LANDING Taking the stairs from the entrance hall to the first floor landing having a window to the front and a radiator.

BEDROOM ONE 12' 7" x 17' 5" (3.85m x 5.33m) A generous double room having two windows to the rear aspect with far reaching countryside views, two radiators, fitted wardrobes, carpet flooring and door to the ensuite.

ENSUITE 5' 11" x 14' 2" (1.82m x 4.33m) Comprising of a panel bath, low flush WC, bidet, pedestal wash hand basin

and a shower cubicle. Window overlooking the rear garden, radiator and vinyl flooring.

BEDROOM TWO 13' 5" x 12' 5" (4.11m x 3.8m) Another double room having a window to the rear aspect with far reaching views, radiator, built-in wardrobe and carpet flooring.

BEDROOM THREE 8' 6" x 13' 6" (2.6m x 4.12m) Having a window to the front aspect with far reaching views, radiator and carpet flooring.

BEDROOM FOUR 8' 6" x 8' 4" (2.60m x 2.56m) Having a window to the front aspect, radiator, built in wardrobe and carpet flooring.

BATH/ SHOWER ROOM 9' 1" x 10' 1" (2.77m x 3.09m) Comprising of panelled bath, low flush WC, vanity unit wash hand basin and shower cubicle. Window to the front aspect, radiator, airing cupboard and vinyl flooring.

FRONT GARDEN Generous sized gravel driveway bordered with mature shrubs and trees providing ample off road parking and access to the double garage and courtesy lighting.

GARAGE 18' 6" x 19' 11" (5.65m x 6.08m) Detached brick built double garage having an electric roller door, power, lighting and water connected, window and personnel door to the side.

SIDE GARDEN To the side of the property there is a vegetable garden and patio area bordered with mature hedging and trees.

REAR GARDEN Having a raised patio seating area adjacent to the house with an under cover seating area to the sitting room patio doors with courtesy lighting and garden tap. Steps down to the extensive and well maintained lawn landscaped with mature trees including three apple trees, mature shrubs and two garden sheds. The garden backs onto the open countryside enjoying far reaching views.

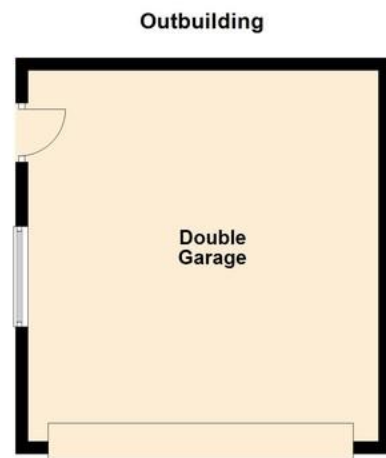
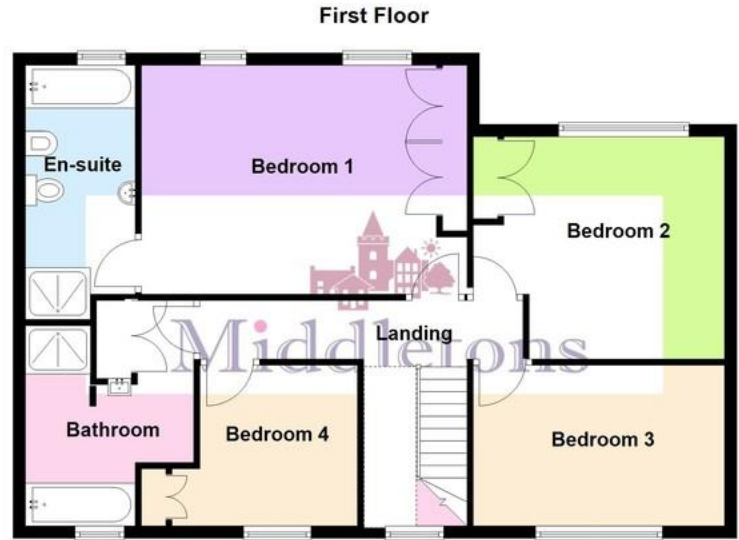
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WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.









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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		84
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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