PEPPERS LANE, BURTON LAZARS

Asking Price Of £425,000

Three Bedrooms

Freehold

Middletons
town & country

- DETACHED BUNGALOW
- CHAIN FREE
- GOOD SIZED GARDEN
- GOOD COMMUTER LINKS
- GARAGE AND DRIVEWAY
- THREE DOUBLE BEDROOMS
- SOUGHT AFTER VILLAGE
- SOUTH OF MELTON MOWBRAY
- COUNCIL TAX BAND E

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Offered with no onward chain, this spacious detached bungalow enjoys a generous and private plot in the sought-after village of Burton Lazars, just 1.5 miles southeast of Melton Mowbray. Nestled in the heart of rural east Leicestershire, the property combines peaceful village living with easy access to town amenities.

The accommodation on offer comprises; entrance hall, cloakroom, lounge, dining room, conservatory, kitchen, rear porch, inner hall, three double bedrooms and a fourpiece family bathroom. Outside the property benefits from generous off road parking, a double garage and both front and rear gardens.

PORCH Part glazed door and glazed side panel into the porch with a glazed door into the entrance hall.

ENTRANCE HALL Having a glazed door with side panel allowing plenty of natural light to flood the entrance hall. Having a cloaks cupboard, radiator and carpet flooring. Doors off to;

CLOAKROOM 3' 11" x 5' 2" (1.2m x 1.58m) Comprising of a low flush WC, wash hand basin, radiator and half tiled walls.

LOUNGE 19' 7" x 11' 10" (5.98m x 3.62m) To the front, a generous walk-in bay window fitted with sleek blinds invites an abundance of natural light, enhanced by an obscure glazed partition to the hallway that subtly diffuses brightness throughout the space. At the heart of the room, a central chimney breast inset with a gas log burning stove, perfect for cosy evenings. Wall lighting, two radiators and carpet flooring with glazed doors to the dining room.

DINING ROOM 10' 11" x 10' 9" (3.35m x 3.28m) Having a skylight three pane patio doors opening into the conservatory making a pleasant entertaining space, radiator, carpet flooring and a door to the kitchen for added convenience.

CONSERVATORY 8' 5" x 11' 1" (2.58m x 3.38m) Having French doors opening onto the rear patio bringing the garden inside and creating a relaxing space to enjoy through the seasons. Tiled flooring for easy maintenance, radiator and power sockets.

KITCHEN 11' 9" x 13' 9" (3.6m x 4.2m) Beautifully appointed with an extensive range of Howdens wall, base, and drawer units, this kitchen offers generous storage and a sleek, cohesive aesthetic. Durable work surfaces provide ample space for meal prep, complemented by under-unit lighting that adds both functionality and a warm glow. A ceramic sink and drainer with mixer tap sits beneath a window overlooking the rear garden, while a skylight above and glazed door to the rear porch ensure the space is bathed in natural light. Integrated appliances include a Lamona microwave, Neff eye-level double oven and grill, and a Hotpoint electric hob with extractor fan, perfect for both everyday cooking and entertaining. Practical touches include space and plumbing for a dishwasher and washing machine, inset LED lighting, a vertical radiator for year-round comfort, and easy-care tiled flooring.

REAR PORCH 4' 7" x 5' 3" (1.42m x 1.62m) This handy rear porch provides access to the garden via an external door, ideal for muddy boots, paws, or pottering with plants. Theres ample space for storing outdoor wear, and the tiled flooring makes clean-ups refreshingly easy.

INNER HALLWAY Having doors off to the bedrooms and bathroom, radiator, airing cupboard and carpet flooring.

BEDROOM ONE 11' 8" x 15' 1" (3.57m x 4.60m) Having a front facing window with, radiator, carpet flooring, fitted double wardrobes offer generous storage without compromising on space.

BEDROOM TWO 9' 0" x 12' 11" (2.75m x 3.95m) Having a rear facing window with views of the garden, radiator, carpet flooring, fitted double wardrobes offer generous storage without compromising on space.

BEDROOM THREE 8' 7" x 10' 2" (2.63m x 3.12m) Another double room, ideal for guests or a home office, having a radiator and carpet flooring.

BATHROOM 8' 5" x 8' 7" (2.57m x 2.62m) This well-appointed bathroom features a paneled bath, a sleek vanity unit with wash hand basin, and a close-coupled WC, complemented by a separate shower cubicle for added convenience. An obscure glazed window offers privacy while allowing natural light to filter in, and practical touches include an electric shaver point, LED lighting, radiator and easy-care vinyl flooring.

FRONT ASPECT An extensive pea gravel driveway offers generous off-road parking and easy access to the garage, framed by a mature tree that adds natural privacy. Low-maintenance shrub beds bring texture and seasonal colour, softening the frontage with thoughtful landscaping. Gated pathways on either side of the bungalow lead to the rear garden, while an undercover seating area beside the front door provides a sheltered spot to pause and enjoy the surrounding with courtesy lighting for after dusk.

GARAGE 16' 11" x 16' 1" (5.18m x 4.92m) Having an electric up and over door, power and light connected and a personnel door for convenience.

REAR GARDEN This private east facing garden offers a relaxing out door space. Having a paved patio with garden tap and a further decked area providing space to sit and entertain,. A formal lawn is bordered by flowers and shrubs, with a paved pathway leading to a graveled seating area beneath a charming wooden pergola, perfect for shaded moments or evening drinks. Enclosed by wood panel fencing and framed by mature trees beyond, the garden enjoys a sense of seclusion and leafy tranquility.

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.

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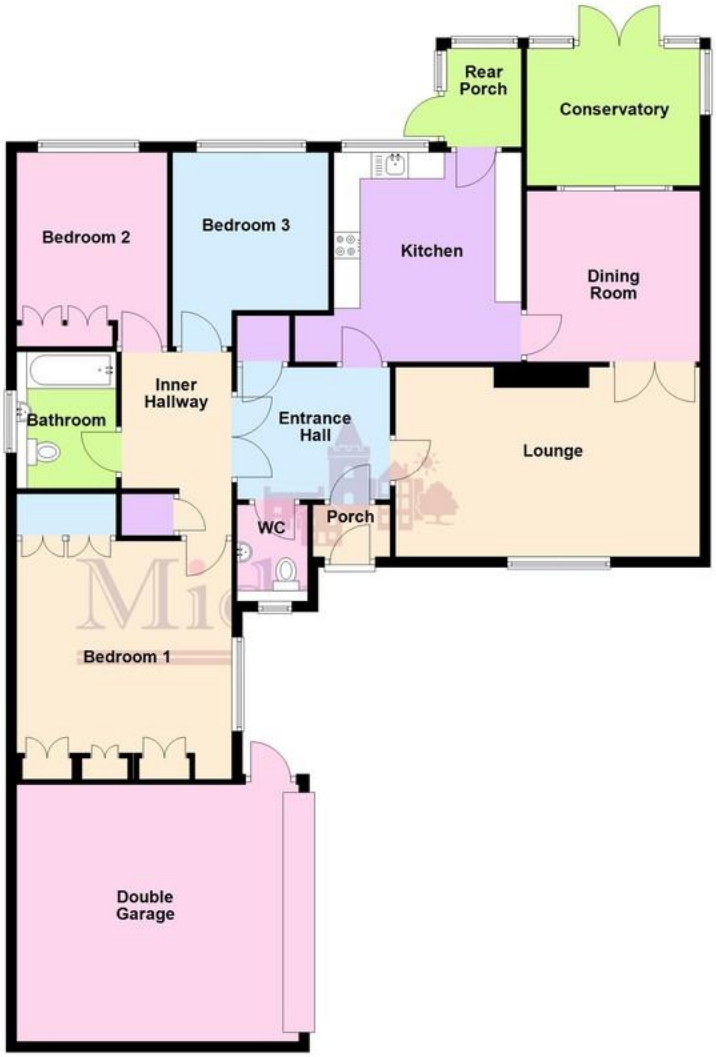
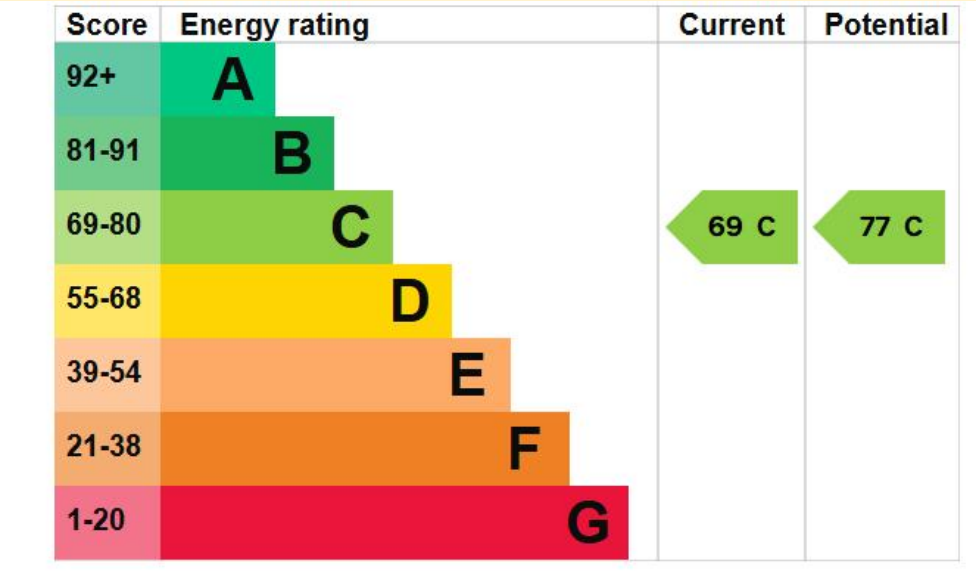
Ground Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.
Plan produced using PlanUp.



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