



CROSS LANE, BURTON LAZARS

Asking Price Of £575,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

DRIVEWAY AND GARAGE

SOUTH FACING GARDEN

GOOD COMMUTER LINKS

COUNTRYSIDE VIEWS

LARGE PLOT

THREE RECEPTION ROOMS

SOUTH OF MELTON MOWBRAY

COUNCIL TAX BAND C

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Extended three bedroom semi-detached house 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.

The accommodation on offer comprises; entrance hall, cloakroom, lounge, dining room, sun room, breakfast kitchen and utility room to the ground floor. Three bedrooms and a family bath and shower room. Outside the property benefits from generous off road parking, garage and gardens of approx half an acre.

ENTRANCE HALL External door into the entrance hall with a window to the side, stairs rising to the first floor landing, under stairs storage cupboard, tiled flooring and doors off to;

LOUNGE 20' 9" x 12' 5" (6.35m x 3.80m reducing to 2.65m) Having a window to the front aspect, two radiators, feature fireplace with electric fire, original wood flooring and LED lighting.

DINING ROOM 16' 4" x 10' 5" (4.98m x 3.2m) Open-plan to both the kitchen and sun room having ample room for a dining table, two radiators, external door to the garden and independent under floor electric heating.

SUN ROOM 12' 2" x 10' 10" (3.72m x 3.32m) A great space to relax and enjoy the garden all year round, having French doors to the garden and dual aspect windows allowing plenty of natural light. Cathedral ceiling with central pendant, porcelain tiled floor with gas fired under floor heating.

KITCHEN/BREAKFAST ROOM 19' 5" x 9' 4" (5.92m x 2.86m) Fitted with an excellent range of contemporary wall, base and drawer units with work surfaces over, breakfast bar, one and a half bowl ceramic sink and drainer, integrated slimline dish washer and fridge freezer. Free standing Belling Range style double oven and grill with a five ring halogen hob and extractor hood over. Dual aspect windows along with Velux windows allow plenty of natural light to fill the room, radiator and porcelain tiled flooring continuing through to the dining room and utility room.

UTILITY ROOM 9' 3" x 7' 7" (2.83m x 2.32m) Fitted with a full height storage cupboard and base units with work surface over, stainless steel sink and drainer unit, space and plumbing for a washing machine. Dual aspect windows, wall mounted Worcester boiler and tiled flooring.

CLOAKROOM 5' 6" x 4' 0" (1.69m x 1.23m) Comprising of a low flush WC, vanity unit wash hand basin, obscure glazed window, radiator and Porcelain tiled flooring.

LANDING Taking the stairs from the entrance hall to the first floor landing having a window to the side, loft hatch and doors off to;

BEDROOM ONE 10' 11" x 12' 5" (3.33m x 3.80m) Having a window to the front aspect, radiator, fitted slide door wardrobes and carpet flooring.

BEDROOM TWO 9' 5" x 9' 5" (2.88m x 2.88m) Having a window to the rear aspect, radiator and carpet flooring.

BEDROOM THREE 10' 5" x 8' 0" (3.18m x 2.44m) Having a window to the side aspect, radiator and carpet flooring

BATH/SHOWER ROOM 10' 6" x 6' 2" (3.22m x 1.9m) Comprising of a panel bath with shower over, pedestal wash hand basin, low flush WC and a walk-in shower cubicle. Obscure glazed window, heated towel rail and vinyl flooring.

FRONT ASPECT Generous gravelled driveway with mature shrub and tree borders to the front offering plenty of off road parking and access to the garage. Garden tap, five bar gate to the side garden, gate to the rear and courtesy lighting.

GARAGE 22' 9" x 12' 7" (6.95m x 3.85m) Having a roller electric door, power and light connected, ladder to the boarded loft space proving hand storage and a personnel door to the rear.

GARDENS To the rear of the garage is a courtyard bistro area with a block paved pathway leading to the rear garden. A further paved patio area adjacent to the house with a formal lawn having well established flower and shrub borders. Beyond the lawn and to the side is approximately half an acre of grassland with a natural spring water pond and views across the open countryside, which is included in the sale.

IMPORTANT INFORMATION REGARDING THE EXTRA LAND The sellers bought an extra piece of land edged in green on the photograph, which is included in the sale. The sales particulars at the time of purchase stated the following clause. There is an historic overage clause attached the land, with a 50% uplift clause. This would come into effect if planning consent is obtained for a use other than agricultural or equestrian.

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.



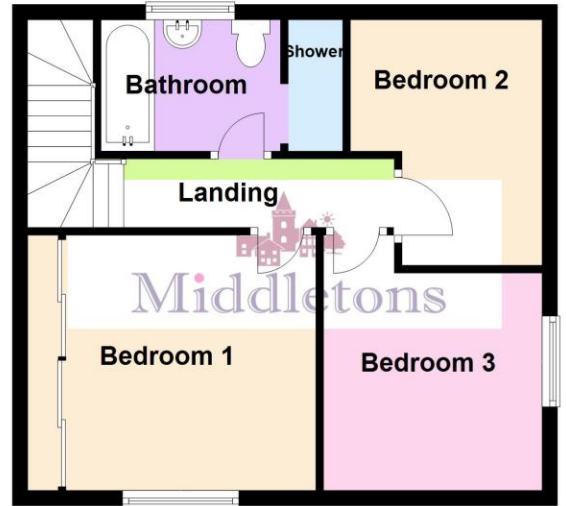




Ground Floor



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>		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(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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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.