



## BURTON LAZARS, MELTON MOWBRAY

Asking Price Of £399,950

Five Bedrooms

Freehold



EXTENDED DETACHED HOUSE

DOWNSTAIRS WC

ENSUITE SHOWER ROOM

GOOD COMMUTER LINKS

OFF ROAD PARKING

LOW MAINTENANCE GARDEN

VILLAGE LOCATION

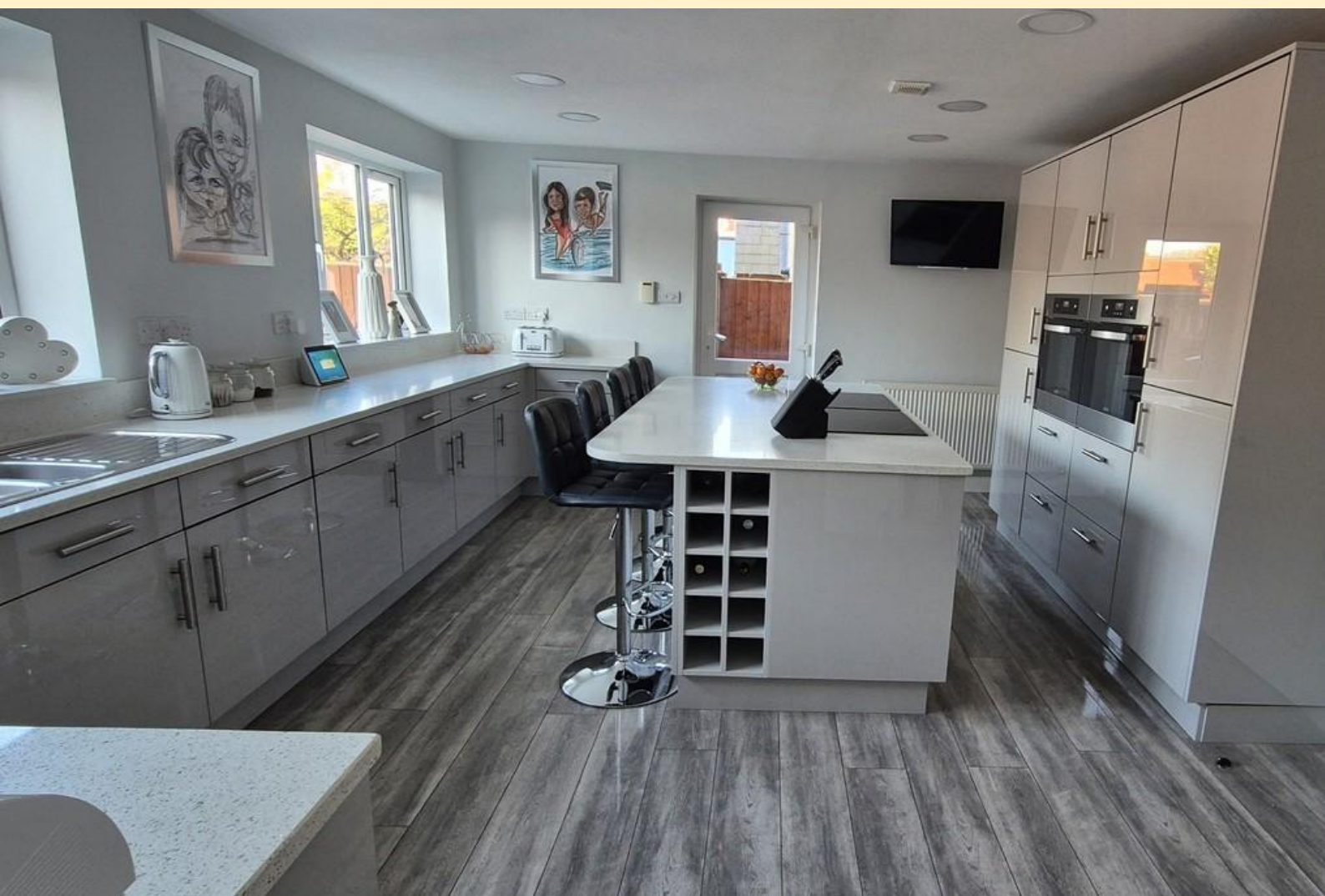
SOUTH OF MELTON MOWBRAY

COUNCIL TAX BAND D

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Extended, modern detached family home 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 comprises; entrance hall, cloakroom, lounge, dining room, conservatory, breakfast kitchen and study to the ground floor. Five bedrooms, ensuite shower room and a family bathroom to the first floor. Outside the property benefits from ample off road parking and a low maintenance garden.

**ENTRANCE HALL** Having an oak and glass panel staircase rising to the first floor, oak flooring and doors off to;

**CLOAKROOM** 2' 8" x 5' 11" (0.83m x 1.81m) Comprising of a low flush WC and wash hand basin. Obscure glazed window, radiator and tiled flooring.

**LOUNGE** 12' 4" x 14' 0" (3.76m x 4.27m) Having a window to the front aspect, radiator, feature fireplace with a multi-fuel burner on a marble hearth, TV aerial point, oak wood flooring continuing through the archway to the dining room.

**DINING ROOM** 8' 5" x 12' 6" (2.59m x 3.82m) Having french doors to the conservatory making it a great space to entertain, radiator and oak wood flooring.

**CONSERVATORY** Having french doors to the garden, laminate wood flooring, power and lighting.

**KITCHEN/BREAKFAST ROOM** 17' 9" x 13' 4" (5.43m x 4.08m) Spacious kitchen fitted with wall, base and drawer units topped with Quartz work surfaces, stainless steel one and a half bowl sink and drainer unit, central island with wine rack and power points. Integrated appliances include a dishwasher, washing machine, two Zanussi electric hobs, two eye level Zanussi ovens, double fridge and double freezer. Two windows and an external door to the garden, LED lighting, radiators, TV aerial point and laminate wood flooring.

**STUDY** 10' 10" x 7' 3" (3.32m x 2.23m) A versatile room having a window to the front aspect, radiator and carpet flooring.

**LANDING** Taking the stairs to the first floor landing, loft hatch to boarded loft, carpet flooring and doors off to;

**BEDROOM ONE** 12' 5" x 12' 11" (3.8m x 3.94m) Having a window to the front aspect, radiator, fitted wardrobes, carpet flooring and a door to the ensuite shower room.

**ENSUITE** 9' 4" x 5' 10" (2.86m x 1.78m) Comprising of a shower cubicle, low flush WC, pedestal wash hand basin and radiator. Obscure glazed window, tiled walls and flooring.

**BEDROOM TWO** 11' 2" x 7' 7" (3.42m x 2.33m) Having a window to the rear aspect, radiator, fitted wardrobe and carpet flooring.

**BEDROOM THREE** 7' 4" x 11' 4" (2.24m x 3.46m) Having a window to the front aspect, radiator, carpet flooring and LED lighting.

**BATHROOM** 6' 11" x 10' 9" (2.11m x 3.29m) Comprising of a panel bath with shower over and glazed shower screen, heated towel rail, vanity wash hand basin and close coupled WC. Obscure glazed window, sensor lighting, tiled walls and flooring.

**BEDROOM FOUR** 7' 4" x 11' 1" (2.24m x 3.40m) Having a window to the front aspect, radiator, carpet flooring and LED lighting.

**BEDROOM FIVE** 6' 11" x 7' 6" (2.12m x 2.29m) Having a window to the rear aspect, radiator and carpet flooring.

**FRONT ASPECT** Paved pathway to the storm porch, external electrical socket, lawn and shrubs, side gate to the rear garden.

**PARKING** Private off road parking for two vehicles is located at the rear of the property.

**GARDEN** Landscaped for easy maintenance, having hard landscaping adjacent to the house, outside tap, LED floodlighting, electrical sockets, artificial lawn, walled boundary and gated access to the parking area.

**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.









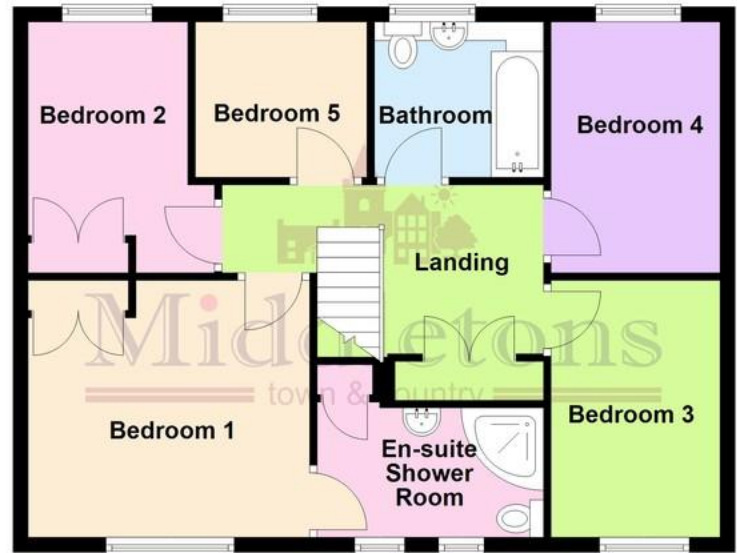




## Ground Floor



## 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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & 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 are 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.