



**Hazelene Field Lane  
Boundary, DE11 7BT  
Offers over £300,000**

**lizmilsom**  
properties 

## Hazelene Field Lane, Boundary, DE11 7BT

Are you looking for a DETACHED FAMILY HOME which has OPEN COUNTRYSIDE VIEWS and comfortable deceptively spacious ACCOMMODATION on two floors which includes En Suite and family Shower room with well equipped accommodation which has been thoughtfully extended. Then 'HAZELENE on Field Lane is a MUST SEE !! With easy access to Ashby-de-la-Zouch, deceptively spacious multi-functional accommodation LIZ MILSOM PROPERTIES highly recommend an internal inspection to see all that this beautiful property has to offer. With a council tax band of C and an EPC rating of D, this home offers both comfort and efficiency. Call our dedicated sales team today.

- Splendid detached Bungalow with loft conversion
- Motivated seller - Viewing highly recommended
- Gas central heating, double glazing
- Ground floor modern Shower Room and En Suite
- Smart off road parking - Low maintenance rear garden
- Prime location with easy access to Ashby
- Rear superb views over open farmland
- 3 Reception Rooms, 3 double bedrooms
- Multi-functional fantastic sized bedrooms
- Viewing absolutely essential to see all that is on offer!



## Location

The property is located in Boundary on Field Lane. This is located off the A511 from Woodville to Ashby via a small un-adopted lane. Conveniently located, this property offers easy access to public transport links, nearby schools and local amenities.

## Overview

Located in the highly desirable area of Boundary, walking distance to surrounding countryside and still being within easy access of local amenities, travel networks and schools. This stunning example of a home has much to offer and will tick many of your needs.

In brief the property comprises of entrance hallway, Cosy Lounge with log burner, two further Receptions Rooms including Conservatory, modern fitted Breakfast Kitchen, well equipped ground floor shower room/ WC.

While the first floor offers a spacious landing, two double bedrooms, plus modern En Suite.

Outside, the property benefits from front block tarmac driveway, side leading to the rear garden perfect for entertaining with many mature shrubs and raised flower beds. A particular feature of this property is the unspoilt open countryside to the rear. A further patio would be available once the greenhouse is removed by the seller as this is excluded from the sale.

With well equipped and modern facilities throughout, motivated seller, Hazelene is likely to be a popular property, early viewing is highly recommended call LIZ MILSOM PROPERTIES TODAY.

## The well presented accommodation comprises:-

### Entrance hall

12'5" x 2'9" (3.8 x 0.86)

Spacious hallway with stairs leading off to the first floor.

### Pantry

Spacious traditional pantry.

### Splendid fitted Kitchen

14'2" x 9'2" (4.32 x 2.8)

The modern kitchen is a delight, featuring modern appliances, natural light and has been recently refurbished. It's the perfect space for cooking

### Cosy Lounge

17'0" x 10'9" (5.2 x 3.28)

The lounge is a reception room located to the rear of the property, it is a separate space with a cosy fireplace/log burner and access to a lovely conservatory.

### Conservatory/Sun Room

11'5" x 8'9" (3.5 x 2.67)

The conservatory again, is newly erected with Cosmic tiled roof, skylights and UPVC double glazing enjoying views of the delightful rear garden.

### Bay windowed front Dining room

13'6" x 10'11" (4.14 x 3.35)

The second reception room is a versatile room that can be used as a formal dining room or for any other purpose that suits your needs.

### Ground floor bedroom

13'1" x 10'9" (4.01 x 3.28)

The property boasts three double bedrooms, each with its own unique features. Bedroom one is located on the ground floor and offers ample space for free standing furniture and natural light through the traditional bay window.

### Ground floor family shower room

Located off the hallway, this room is well equipped and modern with Double shower enclosure, vanity unit incorporating a wash basin and a low flush WC.

### Staircase to first floor and landing

Located off the hallway.

### Rear double bedroom loft conversion

13'3" x 11'6" (4.04 x 3.53)

Bedroom two is a double room with an en-suite shower room and an excellent range of built-in wardrobes.

### En-suite shower room

7'8" x 7'6" (2.36 x 2.29)

Modern corner shower enclosure, wash basin and low flush WC.

### Double Bedroom 3

13'1" x 9'6" (4.01 x 2.9)

Bedroom three also enjoys natural light and is ideal as a guest room or home office with sky lights.

### Outside

Outside to the front there is a smart tarmac double width driveway. There is side access leading to the rear garden.

### Fully enclosed south facing rear Garden

The garden has a timber shed, raised vegetable beds, with trees and shrubs. There are fence boundaries with open views overlooking farmland. It should be noted that the plants and shrubs in container/pots which be excluded from the sale, together with the greenhouse.

### Tenure

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy

themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

### Services

Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

### Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

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9.00 am – 6.00 pm Monday to Friday (Late Night until 8.00 pm Thursday)

9.00 am – 4.00 pm Saturday

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### Disclaimer

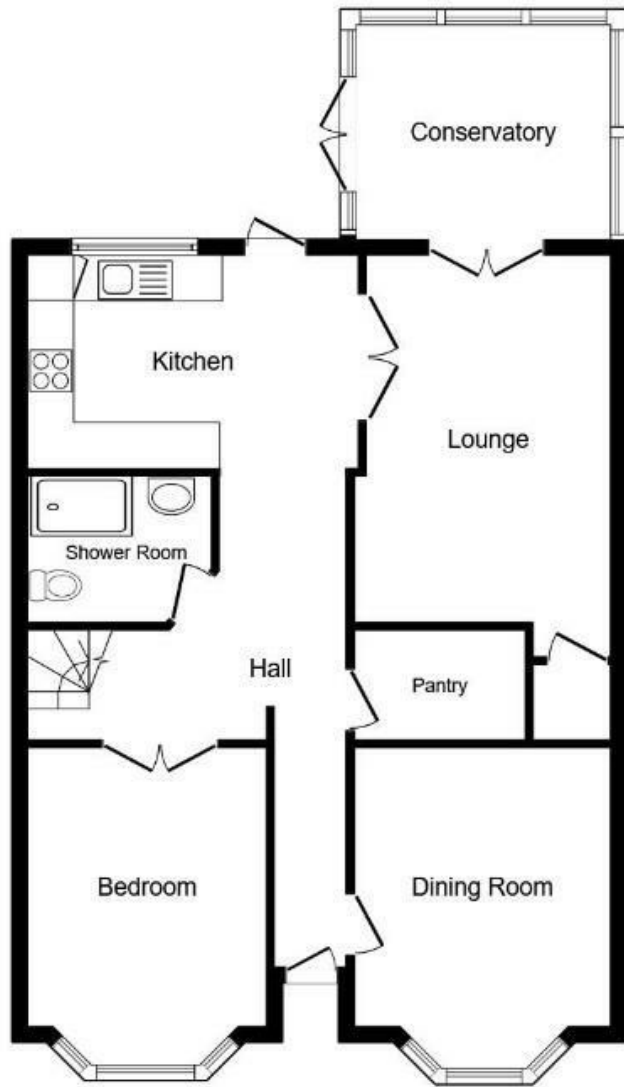
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

### Measurements

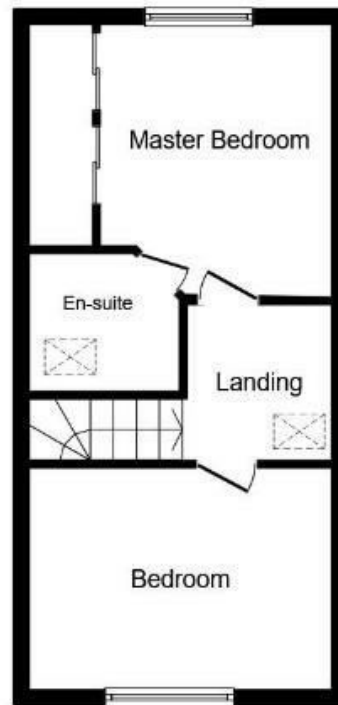
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

LMP/LMM/MC 04.01.2023.DRAFT/1





**Ground Floor**

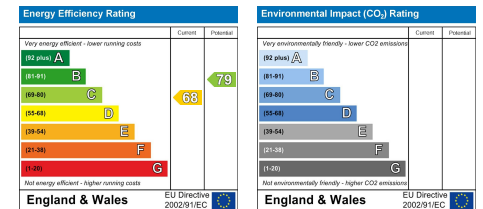


**First Floor**

Total floor area 121.0 sq. m. (1,302 sq. ft.) approx

**Directions**

For SAT NAV purposes use DE11 7BT.



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## COUNCIL TAX

Band: C

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



## THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

## GENERAL INFORMATION

NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

## MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

## THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

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