



3 New Road, Burton Lazars, LE14 2UU

 **NEWTON FALLOWELL**

5 2 4

Key Features

- Extended Detached Family Home
- Five Double Bedrooms
- Two Spacious Reception Rooms
- Light & Airy Conservatory
- Modern Refitted Breakfast Kitchen
- Spacious Bathroom and Separate En-Suite
- Private Driveway for Two Vehicles
- Popular Village Location with Easy Access to Melton Mowbray & Oakham

£420,000





A high quality, premium-finished, extended property within the rural village of Burton Lazars. Occupying a corner plot, this well presented and spacious five bedroom detached house has accommodation comprising, entrance hall, cloakroom WC, lounge, dining room, conservatory, study/family room and breakfast kitchen. On the first floor are five good sized bedrooms and a family bathroom. The main bedroom has fitted wardrobes and an en-suite shower room. To the rear of the property is a driveway providing off-road parking for two cars and an enclosed walled garden with paved patio and high quality artificial grass.

Accessed via the uPVC double glazed door into the bright hallway with under stair storage space, oak flooring and matching oak and glass banister, cloakroom WC, spacious lounge having a feature log burner set on a marble step with wooden mantle and oak flooring, opening through to the dining room with a continuation of the oak flooring, chandelier and French doors leading to a generous sized conservatory with laminate flooring, power and light and double doors leading to the rear garden. There is a study/family room currently being used for storage and a particular highlight of the property is the exquisite breakfast kitchen with quartz counter tops, breakfast island, two integrated ovens, two touch integrated electric hobs, built-in wine rack, dishwasher, washing machine, double freezer and double fridge, ceiling extractor fan and plenty of cupboard storage space. Stairs rising to the first floor landing with large double storage cupboard that is currently used for laundry and houses a tumble dryer. There are four double bedrooms and a single bedroom all with TV aerials, the master bedroom having fitted wardrobes and an en-suite shower room. The family bathroom is fully tiled with storage units, quartz tops, wash hand basin, WC and bath with a detachable shower head and rainforest shower head. There are easy to maintain front and side gardens with a private double driveway to the rear of the property.





Entrance Hall

Living Room 4.3m x 3.7m (14.2ft x 12.3ft)

Dining Room 3.7m x 2.5m (12.3ft x 8.1ft)

Conservatory 3.1m x 2.8m (10.3ft x 9.1ft)

Downstairs WC

Refitted Breakfast Kitchen 5.4m x 4m (17.7ft x 13.1ft)

Study / Family Room 3.1m x 2.2m (10.1ft x 7.2ft)

First Floor Landing

Bedroom One 3.8m x 3.4m (12.4ft x 11.3ft)

En-Suite

Bedroom Two 3.1m x 2.9m (10.11ft x 9.4ft)

Bedroom Three 3.4m x 2.3m (11.3ft x 7.4ft)

Bedroom Four 3.1m x 2.3m (10.11ft x 7.4ft)

Bedroom Five 2.3m x 2.1m (7.5ft x 6.9ft)

Family Bathroom 2.9m x 2.3m (9.6ft x 7.5ft)

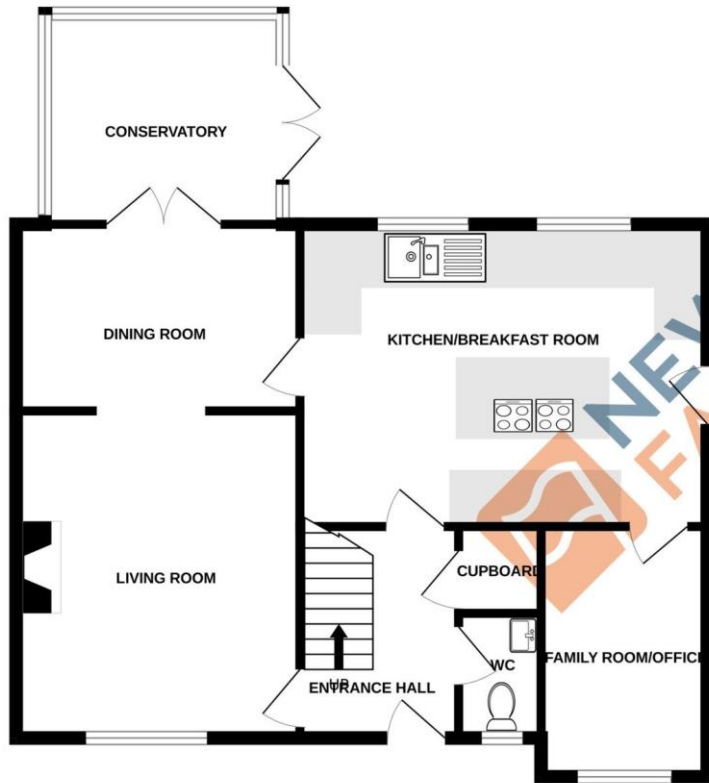


The village of Burton Lazars lies on the outskirts of Melton Mowbray just over a mile to the South with the market town of Oakham nearly 6 miles away with good transport links. The village commands a hilltop position with magnificent countryside views in all directions. The thriving Village Hall holds regular events and activities on a daily basis with friendly coffee mornings and weekly yoga classes. St James' Church has served the village since the 11th Century. The village also benefits from local bus routes into multiple different towns, villages and local schools including John Fernley Collage and Catmose Collage.





GROUND FLOOR
762 sq.ft. (70.8 sq.m.) approx.



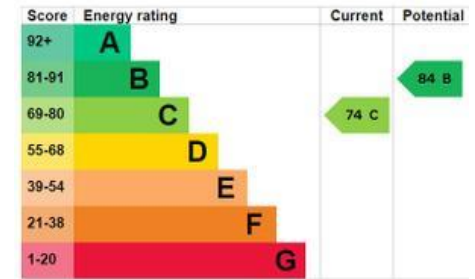
1ST FLOOR
667 sq.ft. (62.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1429 sq.ft. (132.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The graph shows this property's current and potential energy rating.

COUNCIL TAX INFORMATION:

Local Authority: Melton BC
Council Tax Band: D

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.