



1 Lime Street, Burton Lazars, LE14 2UP

 **NEWTON FALLOWELL**

4 2 2

Key Features

- Character Detached House
- Four Double Bedrooms
- Two Reception Rooms
- Breakfast Kitchen
- Two Bathrooms
- Superb Views
- Exposed Beams
- Lovely Gardens
- EPC Rating Exempt
- Freehold

£499,950





A rare opportunity to acquire this spacious four bedroom detached property having a wealth of character features with exposed beams, stripped wooden doors and the original brick fireplace with cast iron bread oven in the dining room. The accommodation comprises in brief, entrance hall, cloakroom WC, lounge, sitting room, dining room and fitted kitchen. On the first floor are four good sized bedrooms and two bathrooms. There is a driveway providing ample off-road parking and a particular highlight of the property is the beautiful, private garden with paved patio, the majority laid to lawn, a vast array of mature trees and shrubs and delightful views of the surrounding countryside.

Accessed via wooden front door with storm porch into the entrance hall, under stair storage cupboard, cloakroom and door through to the light and airy sitting room with a feature wooden mantle over the fireplace, exposed beams, tiled floor and inset log burner, door off to an under stair cupboard and stairs rising to the first floor, separate good sized lounge with dual aspect, stripped wooden floorboards and open fireplace with stone surround and hearth. The charming dining room has exposed beams to the ceiling and the original brick fireplace with feature cast iron bread oven, fitted breakfast kitchen with a good range of wall and base units, a Range cooker, wall mounted central heating boiler and space to dine. There is a second set of stairs rising to the first floor accessed from the kitchen and dining room. On the first floor are four double bedrooms and two bathrooms. The huge master bedroom has three double wardrobes along one wall and access to the loft space. A particular feature of the property is the generous sized and well maintained rear garden which is an absolute delight with beautiful views over the surrounding countryside.





Burton Lazars is situated on the outskirts of Melton Mowbray within close proximity of the market town of Oakham and the picturesque Rutland Water. The village commands magnificent views in all directions and offers a leafy and peaceful setting with an active Village Hall and the Church of St James dates from the 11th Century.

LOUNGE 5.8m x 4.6m (19.05ft x 15.05ft)

SITTING ROOM 3.7m x 7.6m (12.02ft x 25.02ft)

DINING ROOM 4.2m x 4.2m (13.7ft x 13.9ft)

BREAKFAST KITCHEN 4m x 4.9m (13.08ft x 16.1ft)

BEDROOM ONE 5.8m x 4.6m (19.02ft x 15.06ft)

BEDROOM TWO 4.6m x 3.1m (15.08ft x 10.08ft)

BEDROOM THREE 3.4m x 2.5m (11.1ft x 8.09ft)

BEDROOM FOUR 4.3m x 2.8m (14.01ft x 9.05ft)

BATHROOM ONE 2m x 2m (6.6ft x 6.6ft)

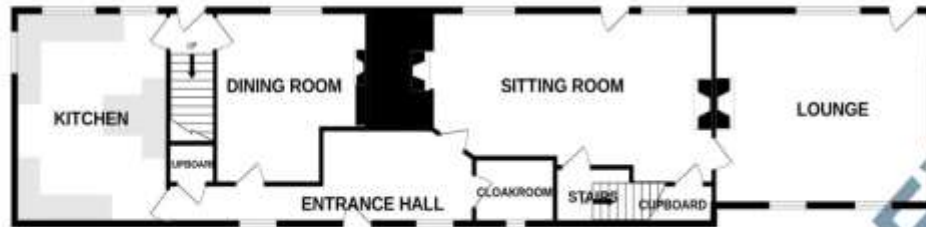
BATHROOM TWO 3.7m x 2.5m (12.08ft x 8.04ft)



Part of the Gartree Stud Farm, 'Gartree' (later known as 'Gartree Lodge') has a long and interesting history. The middle section of the building dates back to the 1600s, then additions to either ends in the late 1800s. An infamous fire ripped through the then thatched roof back in 1912 causing some damage but was restored keeping many of its original features such as the 15th century bread oven and Victorian fireplaces. The lodge was the main home to Gartree Stud which was a prestigious horse breeder for many of the high society that raced at the Burton Lazars steeplechase racecourse (closed in 1939) including royalty such as the then Prince of Wales (later King Edward VIII) and Prince Henry.

The stud was later retired and buildings separately sold off as homes including the conversion of the stable block.

GROUND FLOOR



1ST FLOOR



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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COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: F

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.