



3 Burgins Lane, Waltham on the Wolds, LE14 4AD

 **NEWTON FALLOWELL**

2 1 2

## Key Features

- Stone Built Detached Bungalow
- Two Double Bedrooms
- Two Reception Rooms
- Breakfast Kitchen & Utility
- Modern Bathroom
- Garage, Outside Store & Kennel
- Gardens to Side & Rear
- EPC Rating D
- Freehold

£375,000





A rare opportunity to acquire this spacious detached stone-built bungalow occupying a good-sized plot in a desirable and highly regarded village in the Vale of Belvoir. Having the benefit of oil-fired central heating, security alarm system, and neutrally decorated throughout, the accommodation comprises in brief, entrance hall, dual aspect living room, dining room, a modern breakfast kitchen and utility room, two double bedrooms, and bathroom. There is an 'in and out' driveway providing ample off-road parking leading to a detached, single garage, lawned gardens wrap around the property to the side and rear aspects, a paved patio seating area, an outside store cupboard and kennel with heat and light.

Entered via a double glazed door into the entrance porch with glazed door into the hallway, cloaks cupboard and airing cupboard and access to a partially boarded loft with pull down loft ladder. Door off to a spacious, dual aspect living room offering plenty of natural light with double glazed windows to the front and side aspects and French doors leading to the rear garden, feature fireplace with oak mantel and inset log burner and double doors off to the dining room with a double-glazed window to the rear aspect and serving hatch through to the breakfast kitchen. The kitchen is fitted with a modern range of wall and base units, straight edge wooden work tops, sink and drainer, tiled splashbacks, electric hob with stainless steel extractor hood above, integrated eye level double oven, space to dine, opening through to a utility area fitted with wall and base cupboards, straight edge work tops, sink and drainer, space and plumbing for a washing machine, tumble dryer and fridge/freezer and door to the side aspect giving access to an enclosed passageway with store cupboard and door to the rear garden.





There are two double bedrooms with fitted storage and a fully tiled bathroom fitted with a white suite comprising a low flush WC, wash hand basin set in a vanity unit with cupboard below, bath and separate shower cubicle.

Outside to the front is an ornamental stone wall with an 'in and out' driveway providing ample off-road parking leading to a single garage with an up and over door, power and light. There is also an outside store and kennel which has light and heat. Gated access to gardens that wrap around the property which are mainly laid to lawn and a paved patio seating area.



Entrance Hall

Living Room 3.77m x 7.06m (12'5" x 23'2")

Dining Room 3.37m x 3.76m (11'1" x 12'4")

Breakfast Kitchen 3.64m x 3.76m (11'11" x 12'4")

Utility Room 2.66m x 2.73m (8'8" x 9'0")

Bedroom One 3.44m x 3.50m (11'4" x 11'6")

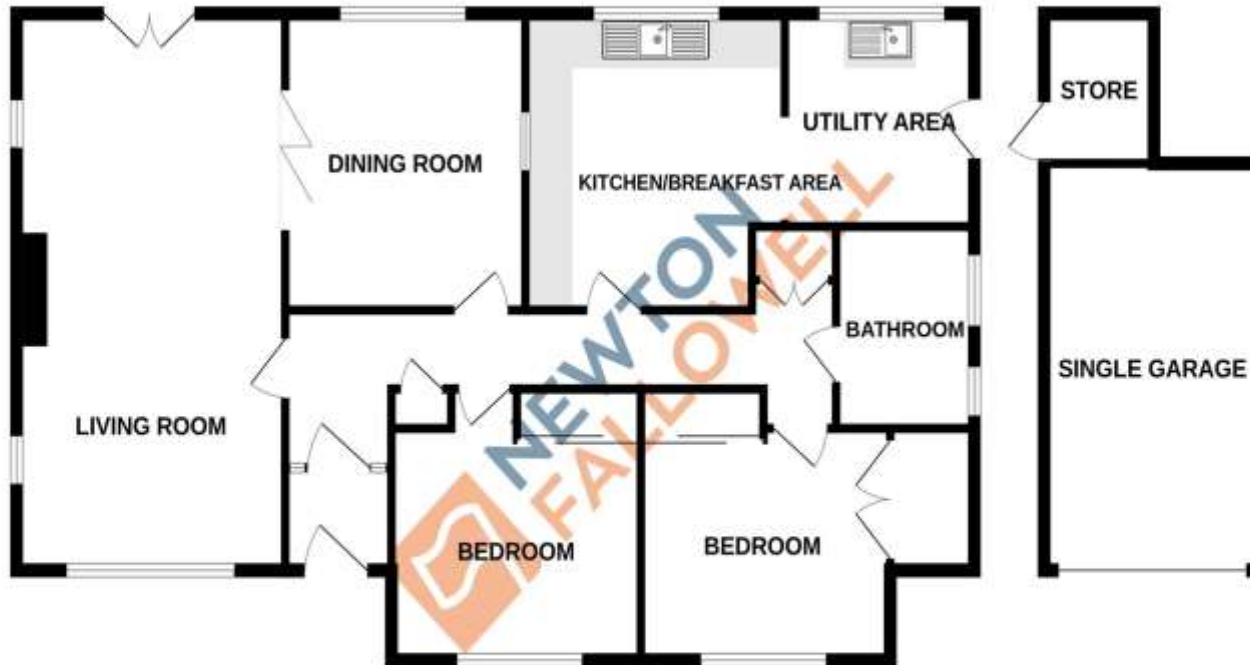
Bedroom Two 2.92m x 3.50m (9'7" x 11'6")

Bathroom 1.62m x 1.94m (5'4" x 6'5")





## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The bett

### COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council  
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.