



6 The Close, Burton Lazars, LE14 2UX

 **NEWTON FALLOWELL**

4 2 3

Key Features

- Spacious Detached House
- Four First Floor Bedrooms
- Living & Dining Room
- Conservatory
- Breakfast Kitchen & Utility
- Downstairs Bedroom & Shower Room
- Family Bathroom
- Double Garage
- EPC Rating D
- Freehold

Offers Over £600,000





Occupying a good-sized plot in a sought-after village with stunning open views over the surrounding countryside is this spacious and well-presented detached family home. The ground floor accommodation has flexible use for a separate annexe with a bedroom or office and en-suite shower off the hallway, ideal for those with dependent relatives. The accommodation comprises in brief, an 'L' shaped reception hallway, feature staircase with wrought iron balustrade rising to the first floor, living room, dining room, conservatory, breakfast kitchen and utility room. On the first floor are four bedrooms and a family bathroom. There is a driveway providing ample off-road parking leading to a double garage and gated access to an enclosed rear garden.

Accessed via the front door into the entrance hall, door off to the living room having a feature fireplace with surround and hearth and French doors leading through to a lovely conservatory with a tiled floor and apex roof and views over the surrounding countryside. The separate dining room has French doors with two full length side windows to the rear aspect and a serving hatch through to the spacious breakfast kitchen which is fitted with a good range of wall and base units, sink and drainer, tiled splashbacks, integrated eye level double oven and four ring gas hob, space and plumbing for a dishwasher and further appliances, tiled floor, space to dine, Velux skylights and French doors leading to the rear garden. Door off to a utility room having space and plumbing for a washing machine, fridge freezer and door to the side aspect. From the hallway is access to a rear lobby with a storage cupboard, and doors through to a downstairs bedroom and en-suite shower room. Stairs rising to the first-floor landing with loft access and doors off to four good sized bedrooms and a four-piece family bathroom comprising a low flush WC, wash hand basin set in a vanity unit, corner shower cubicle and bath with a telephone shower attachment.





Outside to the front is a substantial drive providing ample off-road parking leading to a double garage with an up and over door, power and light. A particular highlight of the property is the well tended South facing rear garden having a raised paved patio seating area, the majority laid to lawn with mature shrubs and bushes and stunning views over the open countryside beyond.

Entrance Hall

Living Room 6.1m x 3.53m (20'0" x 11'7")

Dining Room 3.81m x 3.07m (12'6" x 10'1")

Conservatory 4.03m x 3.49m (13'2" x 11'6")

Breakfast Kitchen 6.44m x 3.78m (21'1" x 12'5")

Utility Room 2.57m x 1.45m (8'5" x 4'10")

Bedroom Four/Office 3.94m x 3.83m (12'11" x 12'7")

Downstairs Shower Room

Bedroom One 3.76m x 3.34m (12'4" x 11'0")

Bedroom Two 3.73m x 3.05m (12'2" x 10'0")

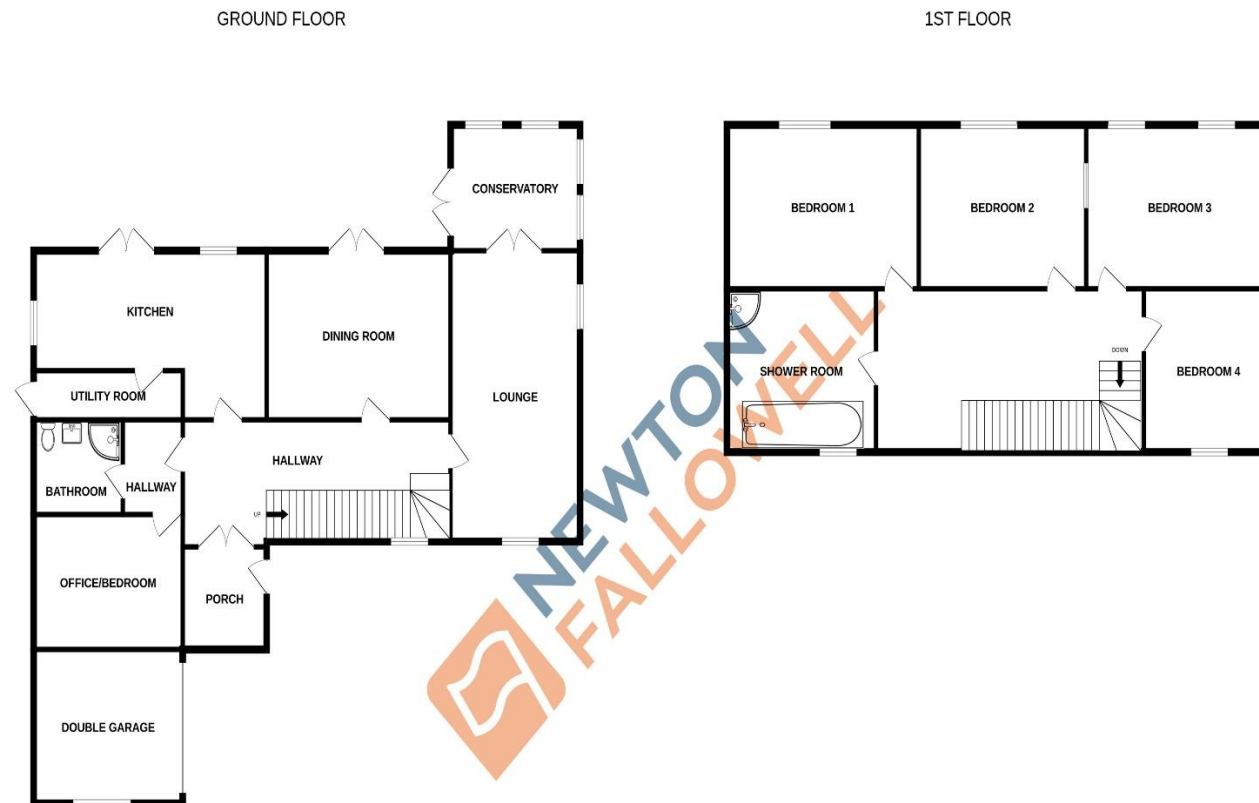
Bedroom Three 3.79m x 3.58m (12'5" x 11'8")

Bedroom Four 2.59m x 2.22m (8'6" x 7'4")

Bathroom







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.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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

COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council
Council Tax Band: E

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.