



**The Gate House, 17 Child Close, Burton Lazars,
LE14 2UT**

 4  3  3

Key Features

- Immaculate Detached Home
- Four Double Bedrooms
- Three Reception Rooms
- Open Plan Breakfast Kitchen
- Utility Room & Cloakroom WC
- Private Enclosed Gardens
- Bathroom & Two En-suite
- Double Garage
- EPC Rating C
- Freehold

£550,000





Occupying a good-sized corner plot, the Gate House was the former show home for this exclusive development and is offered for sale with no upward chain. The property is in immaculate condition with neutral decoration throughout and comprises in brief, entrance hall, cloakroom WC, living room, garden room, open plan dining, breakfast kitchen and utility room. On the first floor are four double bedrooms, two with en-suite shower rooms and a family bathroom. To the side of the property is a block paved driveway with an electric charger point providing off-road parking leading to a detached double garage and well tended gardens to the front, side and rear.

Accessed via the front door with storm porch into the entrance hall, tiled flooring, under-stair storage cupboard, stairs rising to the first floor and door off to a cloakroom WC and a spacious living room with windows to the front and side aspects, a feature living flame electric fire and glazed French doors leading to the garden room. The garden room is light and airy with a vaulted ceiling and bi-folding aluminium doors opening on to a large, paved patio seating area, tiled flooring, wall lights and glazed French doors through to the open plan dining, breakfast kitchen. A large, spacious room having a continuation of the tiled flooring from the garden room, French doors to the rear aspect, spotlighting to the ceiling, opening through to a good sized breakfast kitchen fitted with a good range of Oak fronted wall and base units, roll top work surfaces, sink and drainer, tiled splashbacks, Hotpoint Range cooker with a six burner gas hob, stainless steel extractor canopy hood above, integrated dishwasher and fridge freezer, spotlighting to the ceiling, window to the front aspect and door through to a utility room. The utility room houses the Potterton gas central heating boiler and there is space and plumbing for a washing machine, a continuation of the Oak fronted wall and base units, tiled splashbacks, sink and drainer and door giving access to the rear aspect.



Stairs rising to the first-floor landing with loft access which is boarded and insulated with a pull-down ladder. Doors off to four double bedrooms and a family bathroom. Two of the bedrooms have dressing areas, fitted wardrobes and en-suite shower rooms.

The property occupies a generous corner plot with landscaped front and rear gardens. There is a block paved driveway to the side providing ample off-road parking, an electric charging point, and a double garage with two electric up and over doors, power and light and plenty of eaves storage. The rear garden is set over two levels with a large, paved patio, and steps down to a lower area laid to lawn with an abundance of mature shrubs and bushes. There is an elm tree within the garden which is protected by a Tree Preservation Order, an outdoor tap and lighting, and rear access to the double garage.

Living Room 4.21m x 5.72m (13'10" x 18'10")

Dining Room 3.72m x 6.85m (12'2" x 22'6")

Garden Room 5.39m x 2.83m (17'8" x 9'4")

Breakfast Kitchen 4.1m x 3.9m (13'6" x 12'10")

Utility Room

Bedroom One 4.24m x 5.85m (13'11" x 19'2")

En-suite Shower

Bedroom Two 3.78m x 3m (12'5" x 9'10")

En-suite Shower

Bedroom Three 4.23m x 3.04m (13'11" x 10'0")

Bedroom Four 3.34m x 3.4m (11'0" x 11'2")

Family Bathroom







Whilst every attempt has been made to ensure the accuracy of the floorplans 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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1ST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	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: G

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 £62 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.