



THE HAZELTON, PLOT 55, SOWTERS LANE, BURTON-ON-THE-WOLDS,  
MIDLANDS  
PRICE: £350,000





The Hazelton – Spacious Elegance. The Hazelton is a striking four-bedroom detached residence that combines architectural charm with exceptional versatility. Designed over two floors, it provides expansive living spaces, stylish finishes, and a layout that adapts beautifully to the demands of modern family life.





**SHOW HOME**  
Larkspur  
Plot 2

### 2 & 3 BEDROOM HOMES

- WOLDSWOOD**  
2 BEDROOM HOME - PLOTS 39, 40, 58, 59
- THORNLEIGH**  
2 BEDROOM HOME - PLOTS 16, 19, 20, 21, 24
- MAPLEHURST**  
2 BEDROOM BUNGALOW - PLOTS 64, 65
- MEADOWCROFT**  
2 BEDROOM BUNGALOW - PLOT 52
- BURTONLEY**  
3 BEDROOM BUNGALOW - PLOT 53
- ROSEMEAD**  
3 BEDROOM HOME - PLOTS 15, 17, 18, 22, 23, 29, 30
- ELMBRIDGE**  
3 BEDROOM HOME - PLOTS 7, 10, 37, 38, 56, 57
- ASHBOURNE**  
3 BEDROOM HOME - PLOTS 3, 4, 6, 9, 32
- OAKFIELD**  
3 BEDROOM HOME - PLOT 66
- LARKSPUR**  
3 BEDROOM HOME - PLOTS 2, 5, 8, 31

### 4 BEDROOM HOMES

- HAZELTON**  
4 BEDROOM HOME - PLOTS 41, 45, 54, 55
- WILLOWMERE**  
4 BEDROOM HOME - PLOT 33

### 5 BEDROOM HOMES

- BRAMBLETON**  
5 BEDROOM HOME - PLOTS 47, 49
- HAWTHORNE**  
5 BEDROOM HOME - PLOTS 1, 34, 35, 36, 51
- CEDARVALE**  
5 BEDROOM HOME - PLOTS 42, 43, 44, 46, 48, 50

### A HOME TO SUIT YOU

**AFFORDABLE RENTED**

This information is for illustrative general guidance only. Computer generated image, details may vary. The location of affordable homes is indicative and may change.

Offering an impressive 1,690 sq. ft. of beautifully designed accommodation, this substantial four double bedroom home perfectly blends space, style and modern practicality. Thoughtfully arranged to suit contemporary family living, it delivers generous proportions, high-quality finishes and a seamless connection between indoors and out.

At the heart of the home is the expansive kitchen and family area - a light-filled social space designed for both everyday life and entertaining. Bi-fold doors open directly onto the rear garden, drawing in natural light and creating a wonderful indoor-outdoor flow.

The kitchen is fitted with a stylish Symphony range complemented by sleek square-edge worktops and a full suite of integrated appliances, including a Bosch double oven, Bosch induction hob, NEFF canopy extractor and Bosch low-frost fridge freezer. A separate utility room with side access keeps the main space clutter-free and practical.

The living room is enhanced by a feature bay window, adding character and further natural light, while the dining area also enjoys bi-fold doors onto the garden — ideal for summer gatherings and relaxed family meals.



Upstairs, four generous double bedrooms provide flexible accommodation for growing families or those working from home. The principal suite is a true retreat, complete with a spacious dressing area and a beautifully appointed en suite. Bedroom two also benefits from its own en suite, offering additional comfort and privacy. The family bathroom and en suites are finished to a high specification, featuring Roca sanitaryware, Bristan fittings, Porcelanosa tiling, heated towel radiators and shaver sockets for added convenience.

Externally, the property enjoys views over green open space, two parking spaces, and an integral single garage — offering both ease and security. Modern efficiencies such as solar (PV) panels, EV charging capability and an Ideal boiler enhance sustainability, while a 10-year NHBC warranty provides complete peace of mind.

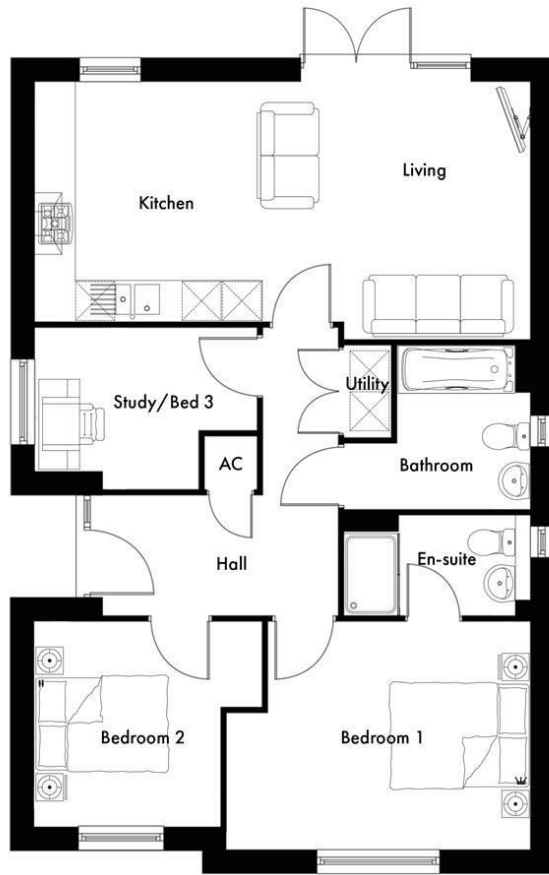
A spacious and thoughtfully crafted home, designed to offer comfort, quality and contemporary living in equal measure.











## Key Features:

- £10,000 CASH BACK!
- Four double bedrooms
- Spacious dressing area and en suite to master bedroom
- Large kitchen with family area and bi-fold doors onto the rear garden
- Views over the green open space
- Integral single garage
- En suite to master bedroom and bedroom two
- Bi-fold doors from the dining area onto the rear garden
- Utility room off the kitchen with side door access
- Living room with feature bay window



# REZIDE



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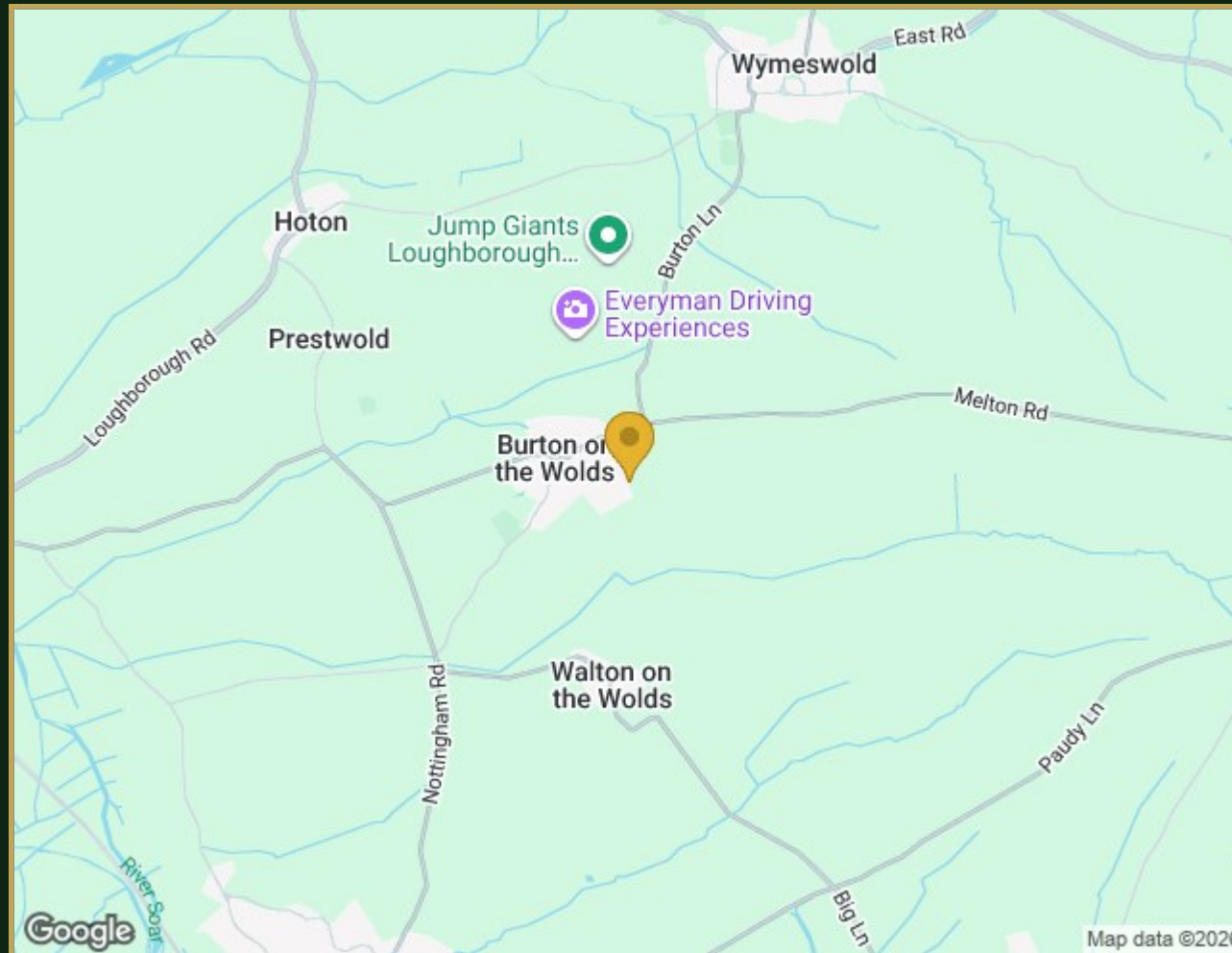
2



1690.00 sq ft

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# Property Location



Plot 55, The Hazleton Sowters Lane, Burton-On-The-Wolds, Loughborough, Leicestershire, LE12 5TS