



New Road Burton Lazars

- Generous plot with wrap-around gardens
- Stylish kitchen/diner with central island
- Bay-fronted living room with feature fireplace
- Main bedroom suite with study and dressing area
- Contemporary en suite and family bathroom
- Private courtyard with French doors
- New outdoor office/studio for remote working
- Off-road parking and single garage
- EPC Rating D / Council Tax Band F / Freehold

Set on a generous plot in the peaceful village of Burton Lazars, this charming three-bedroom detached cottage combines traditional character with modern upgrades. The property benefits from off-road parking, a single garage, and a wrap-around garden, with a new outdoor office providing a versatile space for work or hobbies.

The home offers a bright and flexible layout, designed to flow effortlessly between living and entertaining spaces. French doors connect the interiors to a private courtyard, while a well-equipped kitchen and dining area provide a central hub for family life. Carefully considered details, including a feature fireplace with integrated storage and a stylish island, enhance both style and practicality.

Upstairs, the main bedroom suite features a study and dressing area, complemented by a contemporary en suite, while two further bedrooms share a family bathroom.

The landscaped gardens offer privacy, multiple seating areas, and a low-maintenance design, making the property ideal for indoor-outdoor living. Its convenient location ensures easy access to Melton Mowbray and excellent transport links, combining village tranquillity with practicality.





Accommodation:

The property offers a wonderful flow of accommodation across two levels, thoughtfully designed to provide both communal and private spaces.

On the ground floor, the property opens into a central entrance hall, which provides access to all key rooms. To the left of the entrance hall is the main living room, a dual-aspect room featuring a bay window to the front, French doors opening out to the courtyard, and a feature fireplace with panelling that cleverly conceals floor-to-ceiling storage and a TV point.

To the right of the entrance hall is the sitting room, offering a window to the front and an archway that flows into the kitchen/diner, creating a seamless connection between the living and kitchen spaces. The kitchen/diner is the heart of the home, offering a well-equipped, stylish space with a comprehensive range of Shaker-style units under granite worktops. An oak-topped kitchen island with a breakfast bar enhances the space. A variety of integrated appliances and a range-style cooker add to the kitchen's appeal. The kitchen area flows into a light and airy dining area, which has a door leading to the side of the property and French doors opening to the courtyard, creating an excellent flow for indoor-outdoor living. At the end of the dining kitchen is the utility room, which offers additional storage, space for white goods, and access to the downstairs cloakroom.

Upstairs, the property features three generous bedrooms, with the main bedroom suite offering a particularly impressive layout including a study and a dressing area before entering the spacious bedroom, which offers ample space for additional free-standing furniture and enjoys two windows that flood the room with natural light. A stylish en suite shower room serves the main bedroom suite. The second bedroom is generously sized, featuring a feature fireplace, windows to two elevations providing excellent natural light, and built-in wardrobes offering plenty of storage. The third bedroom sits centrally and enjoys a window overlooking the courtyard. This room is served by the family bathroom, which comprises a panelled bath, wash hand basin, and a low flush lavatory.

Gardens and land:

Externally, the property benefits from three distinct areas, offering both privacy and opportunities for outdoor entertaining. The front garden is well-established, with a gravelled driveway providing off-road parking and access to a single garage. The garden is laid to lawn, with an array of mature borders and specimen trees enhancing its charm. There is also a second gravelled driveway, accessible from Peppers Lane, providing additional off-road parking for two cars.

The rear garden has been hard-landscaped with raised borders, fencing, and specimen trees, creating a low-maintenance and incredibly private space for outdoor entertaining. This area can be accessed directly from the dining kitchen and the main sitting room.

The side garden offers a smaller yet highly functional space, featuring a new outdoor office, ideal for remote working, a creative studio, or a quiet retreat. Positioned to make the most of the garden's peaceful setting, it provides both privacy and a dedicated area for work or hobbies. A small gravelled terrace to the front further enhances its versatility.

Location:

Burton Lazars is a highly desirable village, offering a peaceful environment with convenient access to Melton Mowbray and surrounding areas. The village itself offers local amenities, while Melton Mowbray provides a wider range of services, including shops, schools, and leisure facilities. With excellent road links, including access to the A606 and A607, the property is within easy reach of both Leicester and Nottingham, making it an ideal base for those needing access to larger towns and cities.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.





Tenure:
The property is being sold freehold with vacant possession upon completion.

Local Authority:
Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leics, LE13 1GH. Council Tax Band F.

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray, 21 Market Place, Melton Mowbray, LE13 1XD.

Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

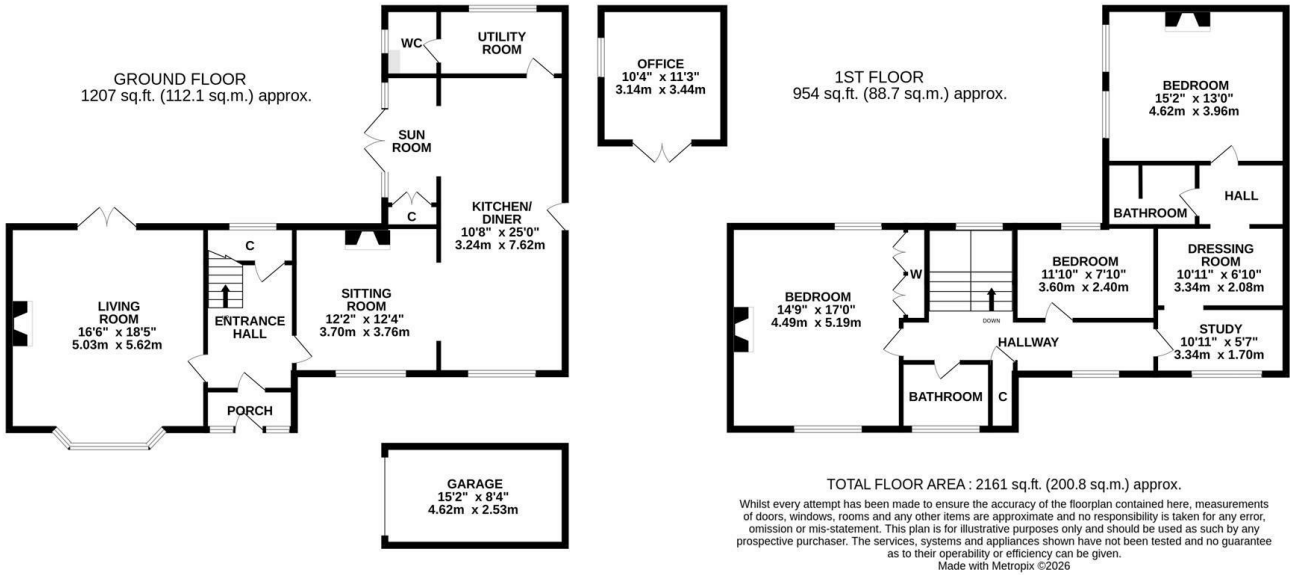
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		



