



## BURTON LAZARS

HOPE VILLA, 13 NEW ROAD, LEICESTERSHIRE,  
LE14 2UU

£995 p.m.x.  
Part Furnished

A very well-presented four bedroom semi-detached house standing on an elevated plot within the popular village of Burton Lazars, situated just two miles south-east of the market town Melton Mowbray. This extremely spacious property has been extended, remodelled and completely modernised throughout by the current owner to provide larger than average family living accommodation complete with gas central heating and replacement uPVC double glazing.

Viewing is strictly by appointment with the agents.

Tel: 01664 410166

[www.shoulers.co.uk](http://www.shoulers.co.uk)



**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

## Remodelled and modernised



The property has gas-fired central heating and replacement uPVC double glazing, and the accommodation briefly comprises an entrance hall, study, lounge, dining room/sitting room, large open plan breakfast kitchen, utility room, cloakroom/w.c., master bedroom with en-suite shower room, three further bedrooms, and a large family bathroom. Outside offers an elevated front garden, an extensive newly block paved driveway providing parking for several vehicles, a detached single garage and a good sized rear garden with an extensive patio area and raised lawns.

# Viewing highly recommended

## ACCOMMODATION

**ENTRANCE HALL** with a radiator and stairs leading to the first floor.

**STUDY** (8'10" x 6'2") with window to the front and radiator.

**LOUNGE** (14'0" x 12'6" max) with bay window to the front, radiator and space for a wood burning stove.

**LARGE DINING ROOM/SITTING ROOM** (14'0" x 11'0") / (10'3" x 8'9") with window to the side, two radiators, chimney breast and understairs storage cupboard.

**OPEN PLAN BREAKFAST KITCHEN** with window to the rear and bi-fold doors to the rear, Velux roof light, an extensive range of high gloss flush fronted wall, base and drawer units with worksurfaces, island unit with breakfast bar, stainless steel sink top, electric ceramic hob with electric oven below and cooker hood above, built-in fridge and freezer, built-in dishwasher, and two radiators.

**UTILITY ROOM** with worksurfaces, space and plumbing for a washing machine, and a radiator.

**CLOAKROOM/W.C.** with white suite comprising w.c. and corner wash basin, and wall mounted combi boiler.

**STAIRS TO FIRST FLOOR LANDING** with radiator, loft access and built-in storage cupboard, leading to:-

**DOUBLE BEDROOM** (14'0" x 11'0") with window to the front, radiator and door to **EN-SUITE SHOWER ROOM** with window to the front and white suite comprising w.c., wash basin and shower cubicle.

**DOUBLE BEDROOM** (13'10" x 6'11") with window to the rear and a radiator.

**DOUBLE BEDROOM** (11'8" x 8'10") with window to the rear and a radiator.

**SINGLE BEDROOM** (10'0" x 8'10") with window to the side and a radiator.

**BATHROOM** with white suite comprising w.c., wash basin and bath with shower over, radiator and LED downlights.

### OUTSIDE

Block paved driveway.

Detached single garage with up-and-over door.

Lawned front garden.

Lawned rear garden with extensive patio area.



## GENERAL INFORMATION

**BURTON LAZARS** is a village situated two miles south-east of Melton Mowbray.

**MELTON MOWBRAY** is a market town which lies 19 miles north-east of Leicester and 20 miles south-east of Nottingham. The town offers a wide range of amenities and is known as the "Rural Capital of Food" as it is renowned for its pork pies and Stilton cheese.

## TERMS

<b>RENT:</b>	£995 per calendar month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1,145
<b>TERM:</b>	A one year shorthold tenancy is offered.
<b>SERVICES:</b>	Mains electricity, gas, water and drainage.
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band C.
<b>EPC:</b>	This property has an Energy Performance Efficiency Rating Band C. Ref: 2168-1985-7209-4368-6984 A full copy of the EPC is available upon request or can be downloaded from: <a href="http://www.epcregister.com/">http://www.epcregister.com/</a>
<b>REDRESS:</b>	Shouler & Son are a member of UK ALA (The UK Association of Letting Agents) which includes an independent redress scheme and client money protection. For more information about UK ALA please see the following link: <a href="https://www.ukala.org.uk/">https://www.ukala.org.uk/</a>
<b>FLOORPLAN:</b>	Available at: <a href="http://www.shoulers.co.uk">www.shoulers.co.uk</a> Whilst every care has been taken to reflect the true dimensions of this property, the dimensions provided should be treated as approximate and used for general guidance only.

## LOCATION

To locate the property, leave Melton Mowbray via Burton Road. Once in Burton Lazars, take the second turning on your left onto New Road and the property can be found a short way along on your left hand side.

### STRICTLY NO PETS

Please note that this property is to let **PART FURNISHED** which generally means carpets and integrated kitchen appliances only.



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MELTON MOWBRAY

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