



Barnard Close, Burton Lazars
Offers Over £485,000





A fantastic family home located on the edge of the rural Burton Lazars offering c. 2,200 square feet of accommodation, including a detached triple garage for several vehicles and plentiful driveway parking to the front.

Offering three reception rooms to the ground floor to include a living room, dining room and sun room, plus a kitchen/breakfast room and office. The ground floor accommodation also benefits from a WC and utility with a door to the side of the property. To the first floor there are four bedrooms with bedroom one benefitting from an en-suite. There is also a family bathroom.

This property has been well taken care of by the current owners over the years and presents a great opportunity for its next owners who require size, space and storage.

Tenure: Freehold

All mains' services

Council Tax Band:

EPC Rating: C

Porch: 1.00m x 3.17m (3'3" x 10'5")

Entrance Hall: 3.20m x 3.17m (10'6" x 10'5")

Living Room: 6.34m x 3.54m (20'10" x 11'7")





Dining Room: 3.36m x 3.22m (11' x 10'7")

Office: 3.05m x 2.05m (10' x 6'9")

Kitchen/Breakfast Room: 4.38m x 3.50m (14'5" x 11'6")

Sun Room: 3.47m x 5.95m (11'4" x 19'6")

Utility: 2.83m x 1.38m (9'3" x 4'6")

WC: 1.02m x 1.74m (3'4" x 5'9")

Landing: 3.15m x 3.17m (10'4" x 10'5")

Bedroom One: 3.72m x 3.60m (12'3" x 11'10")

En-suite: 2.46m x 1.65m (8'1" x 5'5")

Bedroom Two: 3.36m (11') x 3.22m (10'7") max

Bedroom Three: 3.09m x 3.56m (10'1" x 11'8")

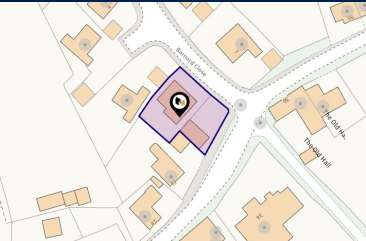




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Burton Lazars is a rural village located c. 2 miles south east of Melton Mowbray, with easy access to the town and Oakham too. There is very much a relaxed feel to the village and there are excellent views looking towards Rutland. The Village Hall is active and well supported hosting many events and social groups through the week.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements