An extended remodelled and fully modernised four bedroom semi-detached house standing on an elevated plot within this popular village. Gas fired central heating, replacement upvc double glazing, Entrance Hall, Study, Lounge, Dining Room/Sitting Room, large Open Plan Breakfast Kitchen, Utility Room, Cloakroom/w.c., First Floor Landing, Master Bedroom with En-suite Shower Room, three further Bedrooms and large Family Bathroom. Mature gardens, driveway and single detached garage.

Viewing is strictly by appointment with the sole agents.

Tel: 01664 410166
www.shoulders.co.uk
Remodelled and refurbished

This extremely spacious and well appointed four bedroom semi-detached house 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 system, replacement upvc double glazed windows and doors and new wiring and plumbing. The accommodation includes Entrance Hall, Study, Lounge with bay window, large Dining Room/Sitting Room, Open Plan Breakfast Kitchen with integrated appliances, Utility Room, Cloakroom/w.c., First Floor Landing, Master Bedroom with En-suite Shower Room, three further Bedrooms and Main Bathroom. Outside offers an elevated front garden, an extensive newly block paved driveway giving parking for several vehicles leading to a detached single garage and a good sized rear garden with an extensive patio area and raised lawns.
ACCOMMODATION

ENTRANCE HALL with side entrance door, radiator and stairs leading to the First Floor.

STUDY having window to the front and radiator.

LOUNGE having bay window to the front, radiator and space for a wood burning stove.

LARGE DINING ROOM/SITTING ROOM having window to the side, two radiators, chimney breast and understairs storage cupboard. Door to:-

OPEN PLAN BREAKFAST KITCHEN having window to the rear and bi-fold doors to the rear, Velux roof light, an extensive range of high gloss flush fronted base, drawer and wall units with work surfaces, 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, two radiators.

UTILITY ROOM with work surface, space and plumbing for washing machine, radiator.

CLOAKROOM/W.C. having window to the side, w.c., corner wash basin and wall mounted combination boiler.

FIRST FLOOR LANDING having radiator, loft access and built-in storage cupboard.

BEDROOM ONE having window to the front and radiator.

EN-SUITE SHOWER ROOM having window to the front with white suite comprising w.c., wash basin and shower cubicle.

BEDROOM TWO having window to the rear and radiator.

BEDROOM THREE having window to the rear and radiator.

BEDROOM FOUR having window to the side and radiator.

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

OUTSIDE offers a tarmac parking area leading to a detached single garage with up-and-over door to the front and window to the rear. There are large steps up to the entrance and the raised front garden is mainly lawned with hedging to the front boundary. To the rear is an extensive patio area with a retaining wall and steps leading to a large lawned garden.

GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, Wilton Lodge, 1 Wilton Road, Melton Mowbray, Leicestershire, LE13 0UJ. Tel: (01664) 410166

TENURE: Freehold, vacant possession upon completion.

SERVICES: Mains gas, electricity, water and drainage.

COUNCIL TAX: Melton Borough Council (01664) 502502.

VALUATIONS: If you are considering selling, we would be happy to advise of the value of your property with no obligation.

DIRECTIONS: Leave Melton Mowbray via Burton Road and upon reaching Burton Lazars continue past the Church and down the hill taking the left hand turning into New Road. After passing Church Lea the property will be found on the left hand side.
Hope Villa  
Burton Lazars  
Approx Gross Floor Area = 1628 Sq. Feet  
= 151.2 Sq. Metres

**Energy Efficiency Rating**  
EPC: This property has an Energy Performance Rating. A copy is available upon request.

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