

9 Cross Lane, Burton Lazars, Melton Mowbray, LE14 2UH

£425,000

9 Cross Lane
Burton Lazars
Melton Mowbray
LE14 2UH

A rare chance to acquire an individual detached bungalow tucked away on Cross Lane, occupying an enviable and established position within one of the area's most desirable village settings. Offering a well-balanced footprint on a broad plot, the property has been a cherished home and is now ready for its next chapter, providing tremendous scope for buyers looking to put their own stamp on a property or reconfigure the versatile layout to suit contemporary living.

Burton Lazars remains an exceptionally popular enclave, known for its tranquil village charm while remaining just minutes from Melton Mowbray's market town amenities, schools, and mainline rail links. With the added advantage of vacant possession and a chain-free sale, this represents an ideal purchase for downsizers wanting single-storey living with generous proportions, or anyone seeking a peaceful lifestyle in a well-connected Leicestershire village.


Hallway


Living Room


Dining Room / Bedroom 3


Kitchen

Description

Occupying a prominent position within the highly regarded village of Burton Lazars, this substantial detached bungalow is offered to the market with no upward chain and vacant possession. Presenting an exciting blank canvas, the property has been well cared for over the years and now provides the incoming buyer with a wonderful opportunity to cosmetically update, remodel, or modernise to create their ideal village home.

The accommodation opens into a welcoming central hallway leading to a generous dual-aspect living room featuring an exposed stone fireplace and sliding patio doors framing pleasant views over the rear. A separate dining room offers flexible usage and could easily serve as a third bedroom or dedicated home study. The fitted kitchen includes a breakfast bar, integrated cooking appliances, and a handy serving hatch through to the dining area, complemented by an adjoining side lobby, separate utility room, boiler room, and guest cloakroom/WC. The sleeping quarters are set along the rear elevation, comprising two well-proportioned double bedrooms, one with extensive fitted wardrobes, both enjoying countryside aspects across open fields beyond the garden wall. Serving the bedrooms is a spacious four-piece family bathroom fitted with a bath, separate shower cubicle, wash hand basin, and WC.

Outside, the property has excellent frontage with an expansive driveway providing extensive off-road parking for multiple vehicles and direct access to the attached single garage. The rear garden is designed for ease of maintenance, predominantly laid to large, paved patio terraces bordered by a low stone wall overlooking open land, alongside established shrub beds, a timber summerhouse, and useful garden sheds. Early viewing is strongly advised to appreciate the accommodation, scope, and scenic village setting on offer.


Bedroom

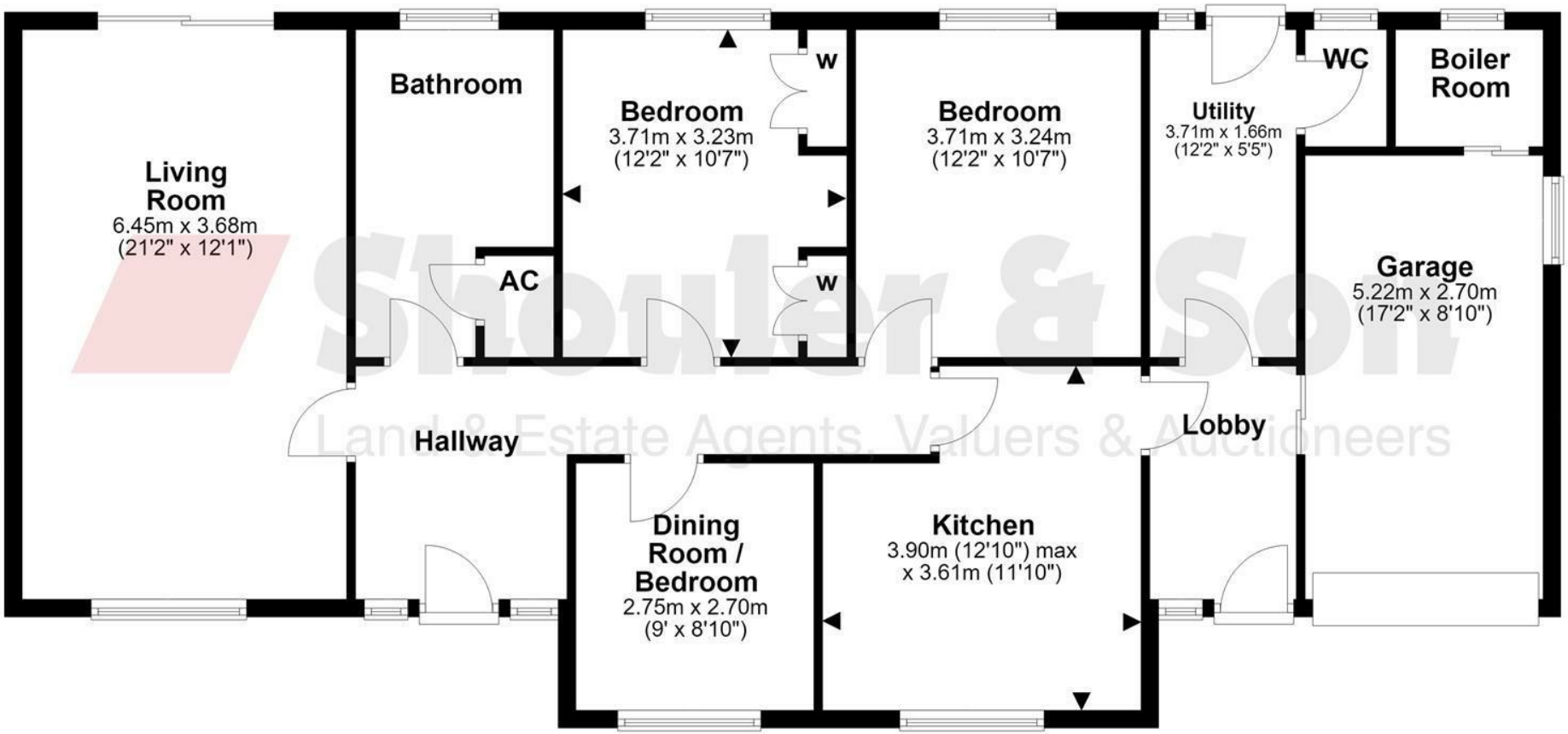

Bedroom


Bathroom


Utility Room

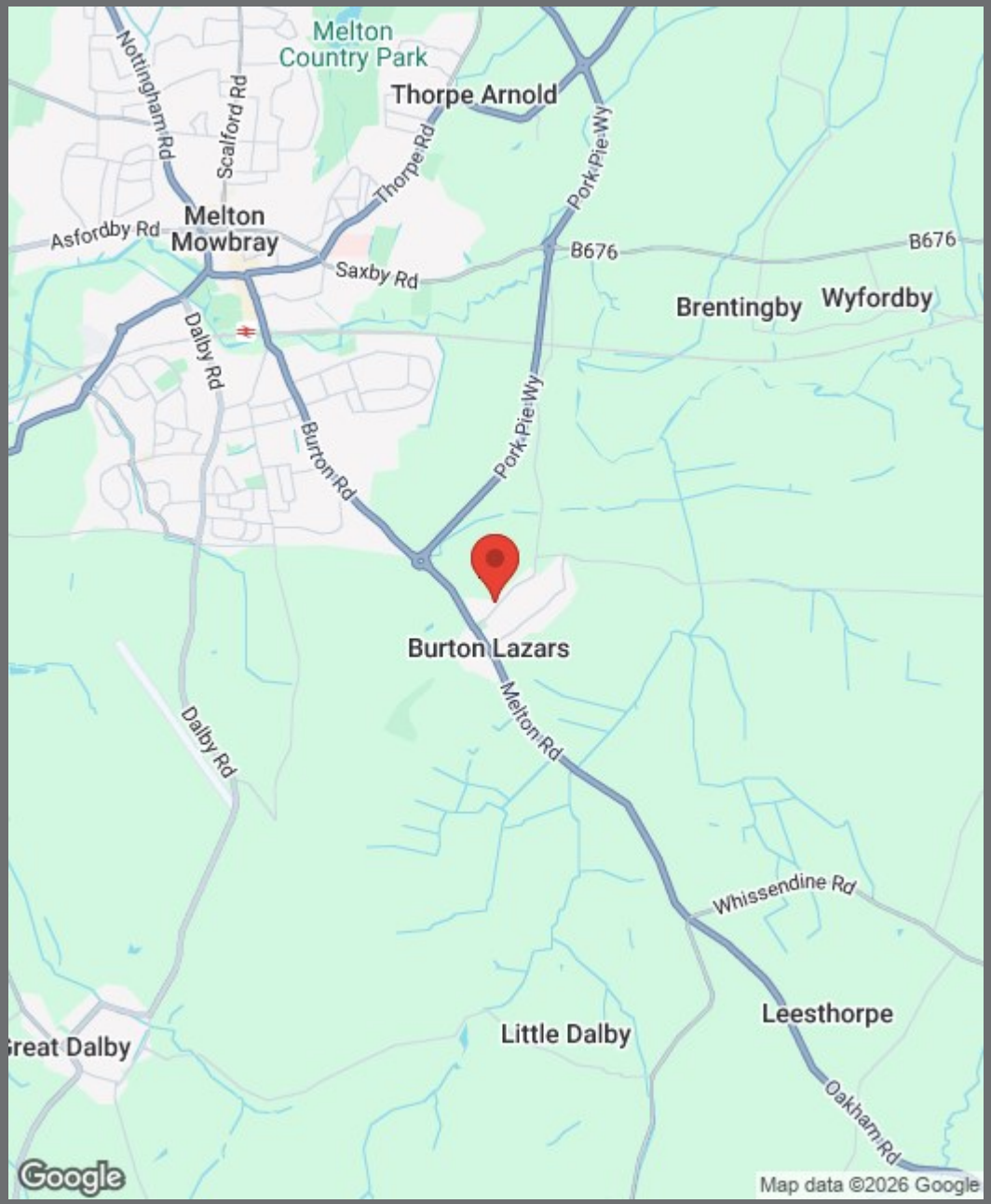
Ground Floor

Approx. 120.2 sq. metres (1294.3 sq. feet)



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only.
Plan produced using PlanUp.



- Substantial detached bungalow in the sought-after village of Burton Lazars
- Offered to the market with no upward chain and vacant possession
- Excellent blank canvas opportunity for cosmetic modernisation and personalisation
- Impressive 21ft dual-aspect living room with sliding doors to the rear
- Separate formal dining room offering versatility as a third double bedroom
- Fitted kitchen with adjoining utility room, side lobby, and separate guest WC
- Two generous double bedrooms enjoying pleasant views across open fields
- Four-piece bathroom suite featuring both a fitted bath and separate shower enclosure
- Expansive front driveway providing ample off-road parking and garage access
- Low-maintenance paved rear patio garden complete with summerhouse and storage sheds

///

masterful.shunted.spillage



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

www.shoulers.co.uk
salesenquiries@shoulers.co.uk

Tel: 01664 560181

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.