



GUIDE PRICE £159,950
HALL DRIVE, BURTON LAZARS, MELTON MOWBRAY





Welcome to this exceptional residence nestled in Burton Hall, Burton Lazars. Immaculately presented, this unique and charming property is a ground floor apartment within the former hunting lodge designed and constructed for Captain Sam Tudor Ashton in 1881. The historical significance of Burton Hall has been preserved through sympathetic updates and conversions, offering a rare opportunity to own a beautifully restored piece of history in prestigious Northeast Leicestershire.



Approaching Burton Hall via the sweeping private driveway along Hall Drive, the grandeur of the property and its grounds becomes immediately apparent. Formal entrance is granted through two hardwood panelled doors equipped with a convenient intercom system. The porch, adorned with tiled flooring and timber glazed doors, leads into a formal entrance hallway exuding grandeur, complete with wall panelling, a striking staircase to first-floor apartments, and doors accessing ground floor accommodations.

Entering apartment number 2, you step into a welcoming formal entrance hallway with timber flooring, a ceiling light fitment, storage cupboard, and access to the living spaces. Throughout the apartment, brand new Victorian-style electric thermostatic radiators provide both warmth and classic charm.

The main bedroom, located at the front, offers a generous space with two windows overlooking the gardens, an exposed brick wall, and a ceiling





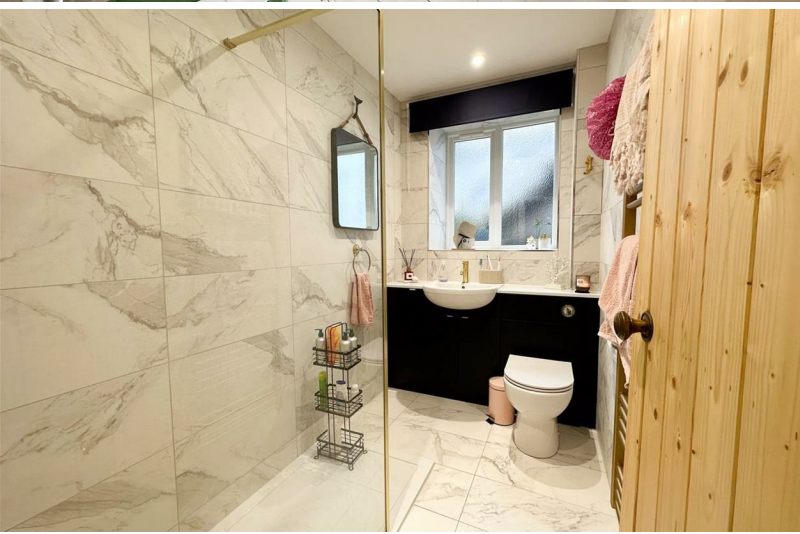


light pendant. Ample room is available for storage wardrobes and a vanity unit. Adjacent, the formal lounge boasts newly carpeted flooring, an exposed brick wall, feature fireplace, two ceiling light fittings, and double windows to the rear with garden views. Currently configured as a lounge diner, the space accommodates both lounge furniture and formal dining.

Crossing the hallway, the refitted shower room showcases contemporary luxury with marble-effect tiling from floor to ceiling. The space features a vanity wash hand basin, concealed cistern flush W.C, double walk-in shower with a glass enclosure, and accessories in a brushed gold effect, enhancing the opulent feel.







The second bedroom, conveniently located next to the shower room, features new carpet, a ceiling light fitment, and a window to the rear aspect. The tastefully refitted kitchen offers a range of wall and base level storage units, laminate worksurfaces, and integrated appliances. The adjacent utility/storage space, currently serving as a store, adds practicality to the layout.

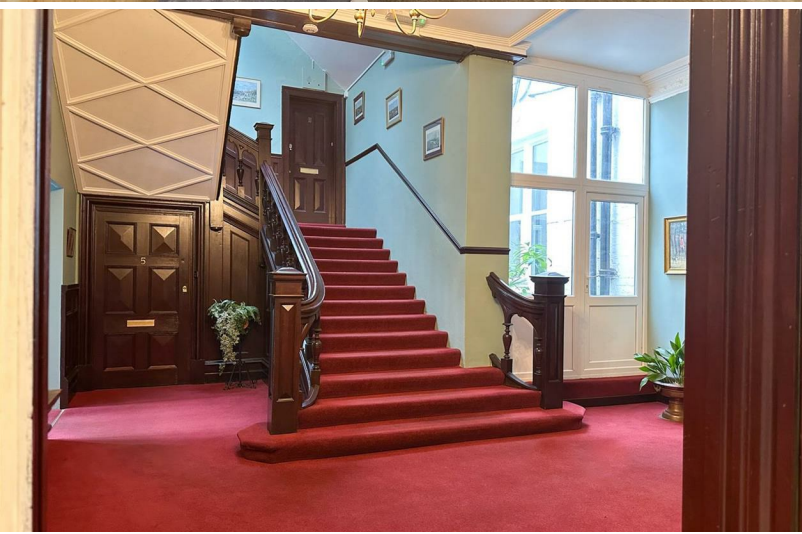
Externally, the property benefits from well-tended communal gardens surrounded by woodland. A shared drive, bordered by greenery, leads to a gravelled parking area for residents and visitors. The communal drying area completes the external features.

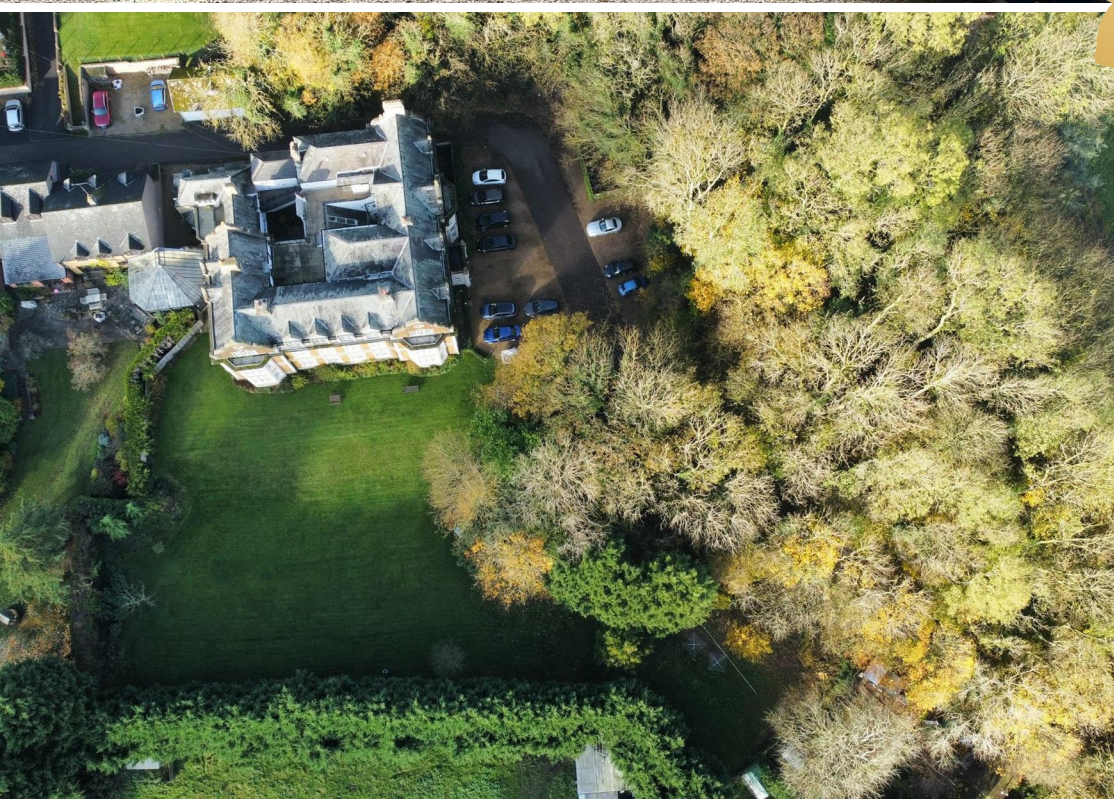




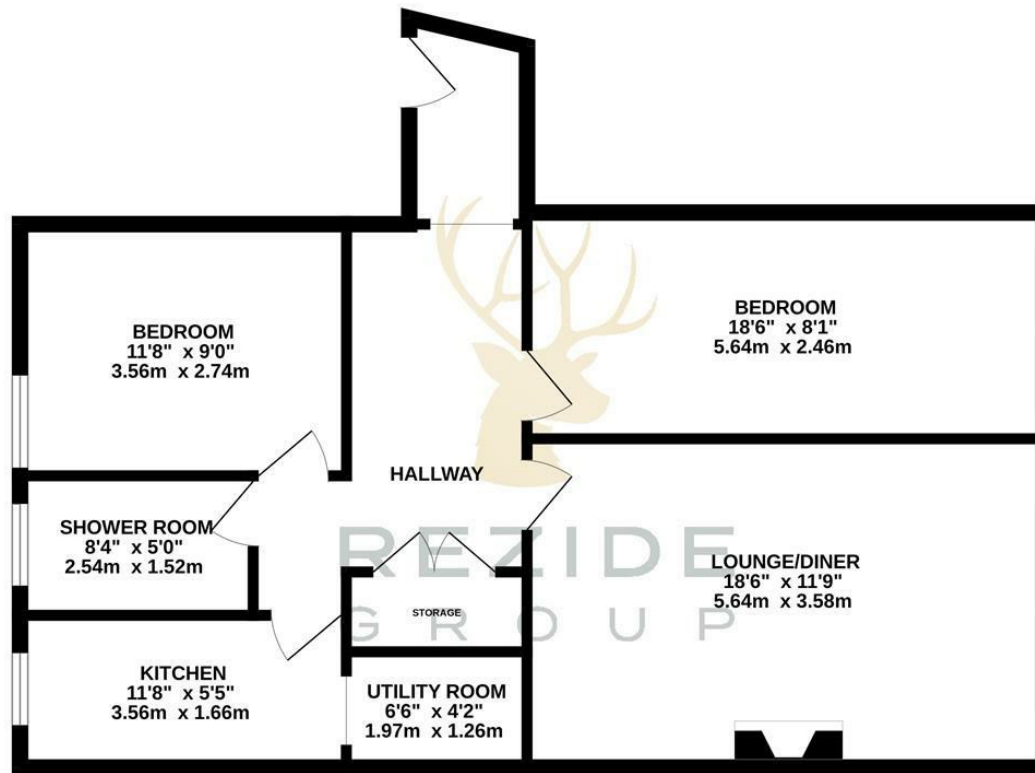
Lease Information:
Lease Term: 164 Years Remaining
Ground Rent: £50.00 P/A
Service Charge: £... P/A

Location: Situated approximately 1.5 miles southeast of Melton Mowbray, Burton Lazars offers a delightful private haven. The village, with its thriving Church Community and Village Hall, provides a range of activities and events. Surrounded by beautiful rolling countryside, this property offers a harmonious blend of history and contemporary comfort in a desirable location.





GROUND FLOOR
742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA: 742 sq.ft. (68.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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