



New Road, Burton Lazars
£425,000





Tucked away on New Road, May Cottage is a thoughtfully refurbished and beautifully presented home that combines character features with smart, modern upgrades – ideal for those seeking both comfort and style in a peaceful, residential setting.

The current owners have reconfigured the ground floor to create an impressive open-plan kitchen, dining, and living area – a sociable space perfect for everyday living and entertaining. The kitchen has been finished to a high standard, featuring contemporary cabinetry and composite granite-style worktops. Clever storage solutions have been added in the hallway, including bespoke drawers under the stairs for hats, gloves and everyday essentials – a testament to the home's efficient use of space.

A multi-fuel stove, installed approximately 3.5 years ago, forms a cosy focal point in the living area. To the rear, a bright and inviting conservatory has been added, complete with a radiator connected to the main central heating system, making it a year-round garden room that overlooks the landscaped outdoor space.

Upstairs, the main bedroom benefits from built-in wardrobes and an upgraded en-suite shower room, which includes a sleek integrated basin and WC unit, an electric shower, and a demisting illuminated mirror. The second bedroom is well-proportioned and bathed in natural light, while the third bedroom is a versatile space, currently serving as a home office and occasional guest room with a single bed that can convert to accommodate two people.

The family bathroom has also been tastefully modernised, with the bath removed in favour of a deep walk-in shower and clever storage niches created for towels and toiletries. An airing cupboard off the landing houses the water tank and offers practical shelving for airing clothes.





Additional space is found in the loft, which is half-boarded with standing room in the centre – ideal for storage or potential conversion (STPP).

Externally, the property continues to impress. The driveway has been extended to accommodate two vehicles comfortably. The former garage has been converted into a fully insulated garden office, complete with electric heating, making it a perfect work-from-home space, even in the colder months. Beyond the office lies a dedicated workshop, fully powered and ideal for DIY, woodwork, or hobby use.

The rear garden is both functional and charming. A covered decking area currently serves as an outdoor gym, while a separate pergola-clad section houses a hot tub – a private and peaceful retreat. There is also a log store, mature planting throughout, and beautifully fragrant climbing roses that add a sense of romance and colour to the space. The front garden is bordered by a neat hedge, with a mature ash tree providing privacy and kerb appeal. A dedicated bin and bike store completes the practicality of the outdoor space.

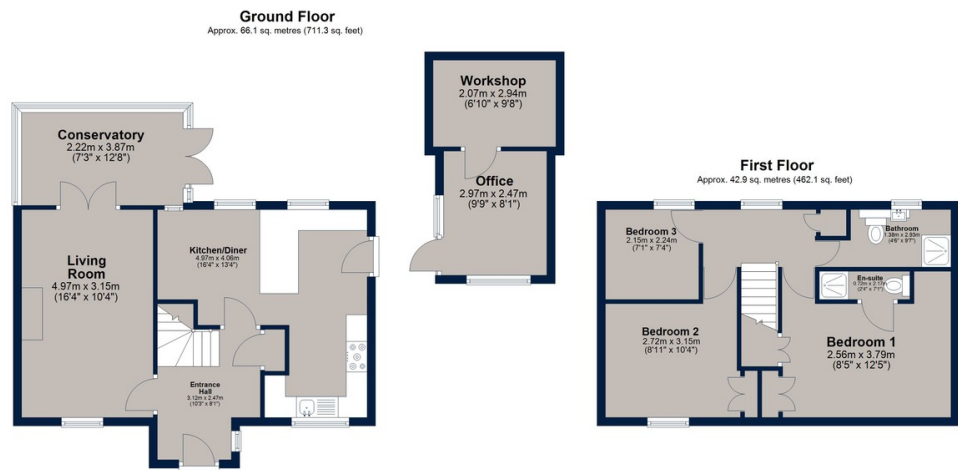
May Cottage is a rare find – a property where thoughtful upgrades, generous living spaces, and a strong sense of home come together seamlessly. Early viewing is highly recommended to appreciate everything this special home has to offer.

Tenure: Freehold
All Mains Services Connected
Council Tax: D
EPC : D

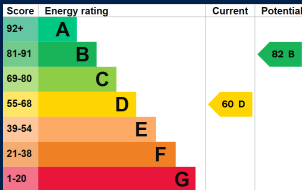




New Road, Burton Lazars



Beautifully renovated three-bedroom home in a quiet spot on New Road. Features open-plan living, stylish kitchen, conservatory, modern bathrooms, garden office, workshop, and landscaped garden with covered hot tub area. Spacious, characterful, and ideal for modern family life.



Osprey Oakham
4 Burley Road
Oakham
Rutland LE15 6DH
01572 756675
oakham@osprey-property.co.uk

Osprey Stamford
7 Red Lion Street
Stamford
Lincolnshire, PE9 1PA
01780 769269
stamford@osprey-property.co.uk

Osprey Oundle
6 Crown Court
Market Place
Oundle, PE8 4BQ
01832 272225
oundle@osprey-property.co.uk

Osprey Melton
8 Burton Road
Melton
Leicestershire, LE13 1AE
01664 778170
melton@osprey-property.co.uk



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