



THE HAZLETON, PLOT 45, SOWTERS LANE, BURTON-ON-THE-
WOLDS, LOUGHBOROUGH

OFFERS AROUND: £ 580,000





The Hazelton – Spacious Elegance. The Hazelton is a striking four-bedroom detached residence that combines architectural charm with exceptional versatility. Designed over two floors, it provides expansive living spaces, stylish finishes, and a layout that adapts beautifully to the demands of modern family life.



Offering an impressive 1,690 sq. ft. of beautiful accommodation, this substantial four double bedroom blends space, style and modern practicality. Thoughtful contemporary family living, it delivers generous proportions, finishes and a seamless connection between indoors and

At the heart of the home is the expansive kitchen and family room, a large filled social space designed for both everyday life and entertaining. Bi-fold doors open directly onto the rear garden, drawing in natural light and creating a wonderful indoor-outdoor flow. The kitchen is fitted with a stylish Symphony range complemented by sleek square-edge worktops and a full suite of integrated appliances, including a Bosch double oven, Bosch induction hob, NEFF canopy extractor and Bosch low-frost fridge freezer. A separate utility room with side access keeps the main space clutter-free and practical.

2 & 3 BEDROOM HOMES

-  **WOLDSWOOD**
2 BEDROOM HOME - PLOTS 39, 40, 58, 59
-  **THORNLEIGH**
2 BEDROOM HOME - PLOTS 16, 19, 20, 21, 24
-  **MAPLEHURST**
2 BEDROOM BUNGALOW - PLOTS 64, 65
-  **MEADOWCROFT**
2 BEDROOM BUNGALOW - PLOT 52
-  **BURTONLEY**
3 BEDROOM BUNGALOW - PLOT 53
-  **ROSEMEAD**
3 BEDROOM HOME - PLOTS 15, 17, 18, 22, 23, 29, 30
-  **ELMBRIDGE**
3 BEDROOM HOME - PLOTS 7, 10, 37, 38, 56, 57
-  **ASHBOURNE**
3 BEDROOM HOME - PLOTS 3, 4, 6, 9, 32
-  **OAKFIELD**
3 BEDROOM HOME - PLOT 46
-  **LARKSPUR**
3 BEDROOM HOME - PLOTS 2, 5, 8, 31

A HOME TO SUIT YOU



IMES

7, 49
34, 35, 36, 51
43, 44, 46, 48, 50

 **AFFORDABLE RENT**

This information is for illustrative general guidance only. Computer generated image, details may vary. The location of affordable homes is indicative and may change.

SHOW HOME
Larkspur
Plot 2

The living room is enhanced by a feature bay window, adding character and further natural light, while the dining area also enjoys bi-fold doors onto the garden — ideal for summer gatherings and relaxed family meals.

Upstairs, four generous double bedrooms provide flexible accommodation for growing families or those working from home. The principal suite is a true retreat, complete with a spacious dressing area and a beautifully appointed en suite. Bedroom two also benefits from its own en suite, offering additional comfort and privacy. The family bathroom and en suites are finished to a high specification, featuring Roca sanitaryware, Bristan fittings, Porcelanosa tiling, heated towel radiators and shaver sockets for added convenience.

Externally, the property enjoys views over green open space, two parking spaces, and an integral single garage

— offering both ease and security. Modern efficiencies such as solar (PV) panels, EV charging capability and an Ideal boiler enhance sustainability, while a 10-year NHBC warranty provides complete peace of mind.

A spacious and thoughtfully crafted home, designed to offer comfort, quality and contemporary living in equal measure.



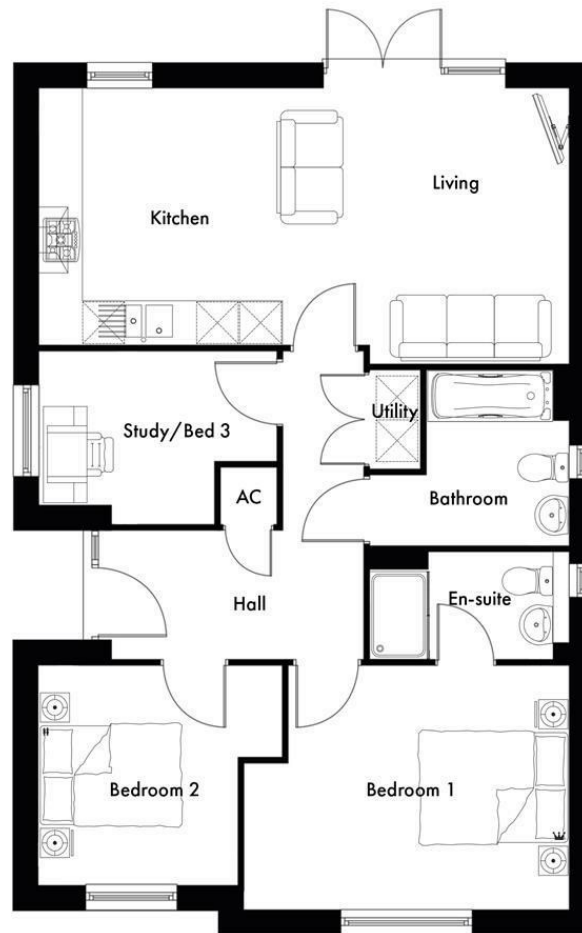
REZIDE

The Hazleton, Plot 45, Sowters Lane, Burton-On-The-Wolds,

01509 274474 | team@rezide.group

Key Features

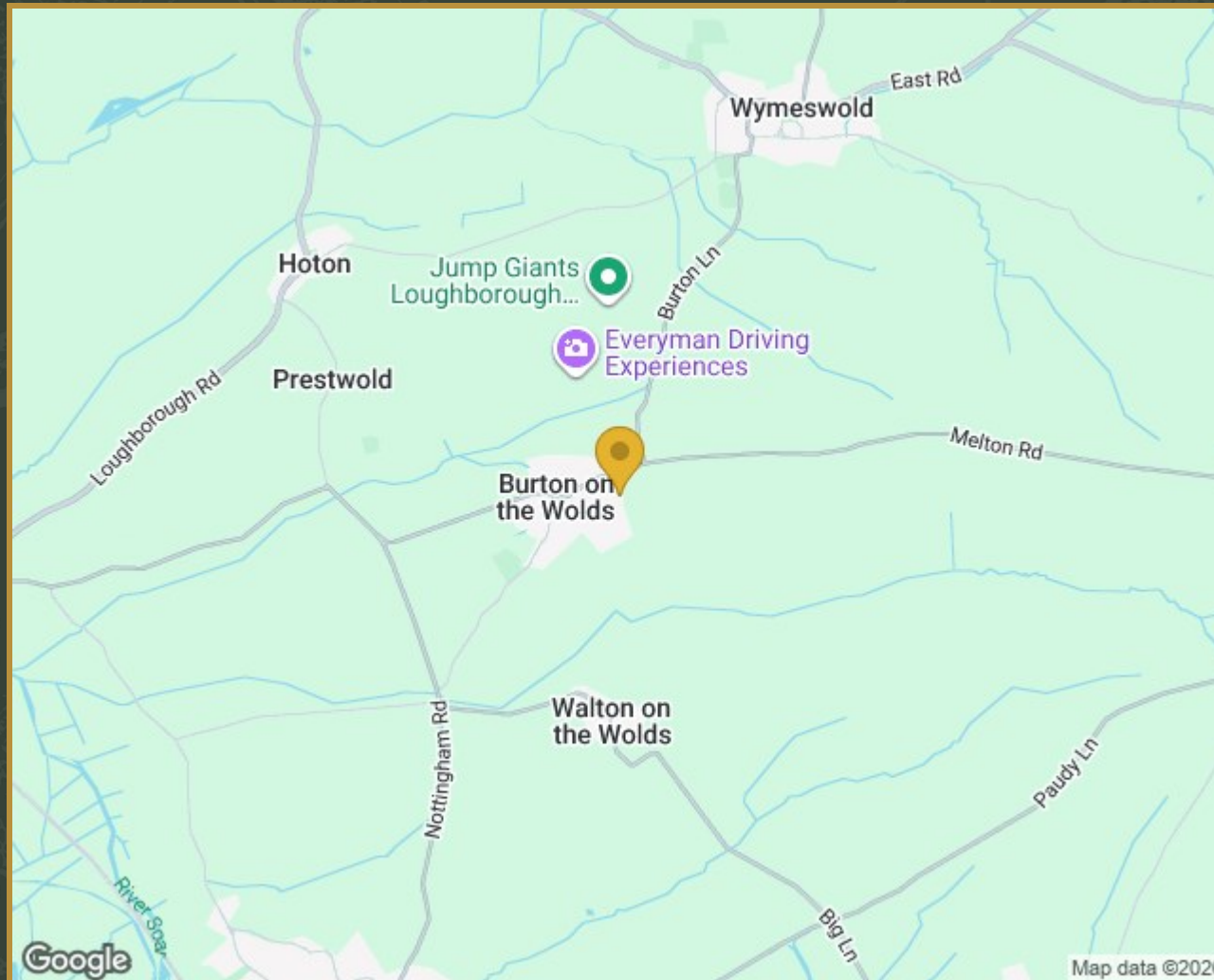
- Four double bedrooms
- Spacious dressing area and en suite to master bedroom
- Large kitchen with family area and bi-fold doors onto the rear garden
- Views over the green open space
 - Integral single garage
- Feature bay window to the living room
- En suite to master bedroom and bedroom two
- Bi-fold doors from the dining area onto the rear garden
- Utility room off the kitchen with side door access
 - Living room with feature bay window



1690.00 sq ft

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs			Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

Property Location



Plot 45, The Hazelton Sowters Lane, Burton-On-The-Wolds, Loughborough, Leicestershire, LE12 5TS

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