



Outline illustrative purposes only

Leicester Road, Glen Parva, Leicester, LE2 9HH

Property Description

Leicester Road is a true one of a kind opportunity to purchase a sizable four bedroom detached property alongside approved planning permission for the erection of two additional, three bedroom homes on this sizable yet private plot, excellently located within easy reach of Leicester.

The existing house itself sits on a vast plot, set back from the road and opens to a light and welcoming entrance hallway providing access to a spacious yet cosy lounge, a large dining room and, towards the back of the property, a well appointed kitchen/diner overlooking the garden. Upstairs, you will find three double bedrooms, a further single room/study alongside a contemporary family bathroom and WC. Currently, there is a large outbuilding with it's own WC and storage space in the rear garden but should the current development plans be taken forward, this outbuilding would require removal.

The main feature of this stunning plot comes in the form of agreed planning permission for the erection of two stylish and luxurious three bedroom homes with their own private rear gardens and off road parking, full details of which can be found on the Blaby District Council website under the planning reference - 23/0797/FUL.

Leicester Road presents a fantastic and rarely available opportunity to acquire an extremely enviable plot in a highly sought after area of Leicester, close to a wealth of amenities and transport links with Fosse Park retail park and the M1 motorway being just a short drive away, alongside mainline rail access to London and beyond courtesy of Leicester train station. Call now to arrange your viewing of this wonderful home.

Notes

Please note the EPC rating shown only applies to the current property and not the proposed developments.

Plot outlines are for illustrative purposes only.

Plot 1



Plot 2



Key Features

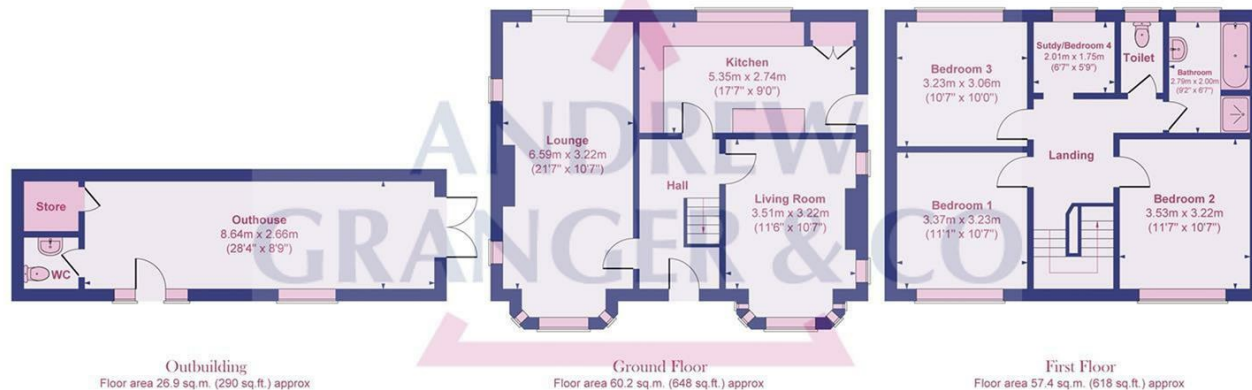
- Planning Reference - 23/0797/FUL - Blaby District Council
- 4 bedroom detached property with planning granted for further residential development
- Planning approved for the erection of two additional, 3 bedroom detached properties
- Vast corner plot
- Extremely popular location close to amenities and transport links
- No onward sales chain
- The current property is 1,334 sqft with the entire plot measuring 0.23 acres

**Offers Over
£650,000**



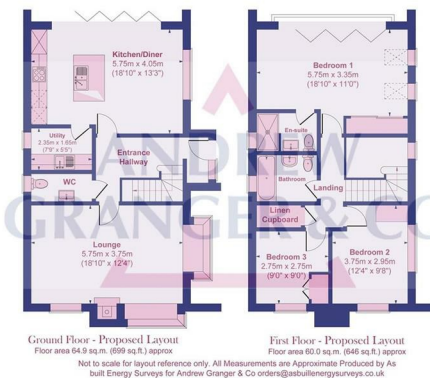
Existing House

Approximate Gross Internal Area
117.6 sq. m. (1266 sq. ft.)
Outbuilding At 26.9 sq. m. (290 sq. ft.)
Total 144.5 sq. m. (1556 sq. ft.)



Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk

Approximate Gross Internal Area
125.0 sq. m. (1345 sq. ft.)



Plot One

Approximate Gross Internal Area
128.6 sq. m. (1385 sq. ft.)
(Excluding Garage)



Plot Two

EPC Rating - D

Tenure - Freehold

Council Tax Band - E

Local Authority
Blaby

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for the sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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