



77 Station Road, Countesthorpe, Leicester. LE8 5TB

- Superb Develop Opportunity
- Outline Planning Granted For Three New Dwellings And Demolition Of Existing
- Three Bedroom Traditional Detached Bungalow On Fantastic Plot Size
- Option To Take Up Planning Or Develop Existing Property
- Ent Hall, Living Room, Kitchen, Three Bedrooms, Bathroom, Shower Room/Wc
- Outline Planning Number : 24/0228/OUT Blaby District Council
- Viewing Essential To Appreciate Potential
- EPC Rating E & Council Tax Band D



PROPERTY DESCRIPTION

****Superb Development Opportunity**** Outline planning permission for three detached dwellings and demolition of existing property. Exciting opportunity for builder/developer to take on a superb project in an established plot position in the sought after village of Countesthorpe. 24/0228/OUT Blaby District Council. The plot currently houses a traditional detached bungalow on a generous plot and double garage. There is still the option for the purchaser to retain and improve the current property and viewing comes highly recommended to appreciate the potential. The existing bungalow comprises of entrance hall, living room, breakfast kitchen, three double bedrooms, family bathroom and separate shower room/wc. EPC rating E and Council tax band D.



ROOM DESCRIPTIONS

Entrance Hall

Living Room

14' 6" plus bay x 11' 4" (4.42m x 3.45m)

Kitchen

13' 0" plus rec x 10' 10" max (3.96m x 3.30m)

Bathroom

9' 2" to front of airing cupboard x 5' 1" (2.79m x 1.55m)

Bedroom

13' 10" into rec x 10' 0" (4.22m x 3.05m)

Bedroom

10' 5" x 9' 11" max into bay (3.17m x 3.02m)

Bedroom

10' 0" x 9' 0" (3.05m x 2.74m)

Shower Room/Wc

7' 7" into rec x 3' 7" (2.31m x 1.09m)

External

Double Garage

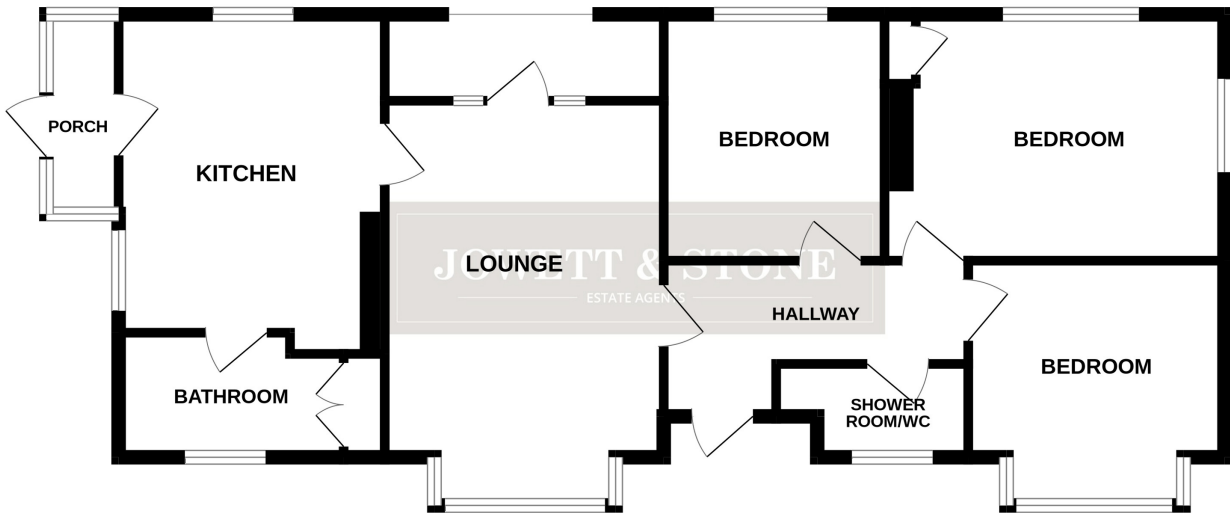
17' 0" x 15' 7" (5.18m x 4.75m)

Rear Garden

Outline Building Plot



GROUND FLOOR
846 sq.ft. (78.6 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 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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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 87 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 39 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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