



SOUTH CROXTON ROAD
BARSBY





A Rural Property With Development Opportunity Set Within Approximately 10 Acres

Attractively set on the edge of this popular village within approximately 10 acres of rolling mature pastureland, this property has a history of a small holding and is used for business premises having a wide range of outbuildings, garages and workshops which were previously licenced as business premises. The bungalow would lend itself to redevelopment and extension and has an open trussed roof, ideal for loft conversion subject to local authority planning. The current layout offers accommodation including three double bedrooms, two reception rooms, breakfast kitchen with garden room off, bathroom and separate cloakroom.

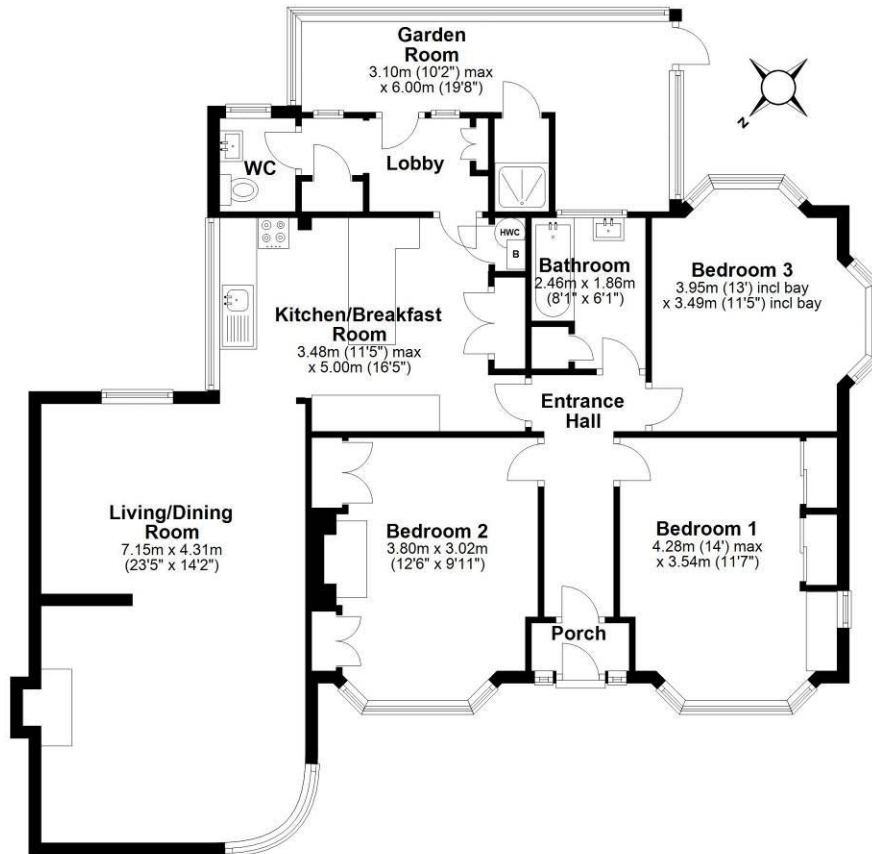
Offering mature gardens, orchard and vegetable plots allowing this home to be an ideal move to the country good life opportunity. The outbuildings may also lend themselves for alteration for equestrian purposes. An excellent opportunity to combine business and hobbies all at home. Conveniently set for access to Leicester, the M1 and easy access to the A47 ideal for commuting.

Offered to the market with NO CHAIN.

Guide Price £799,000.

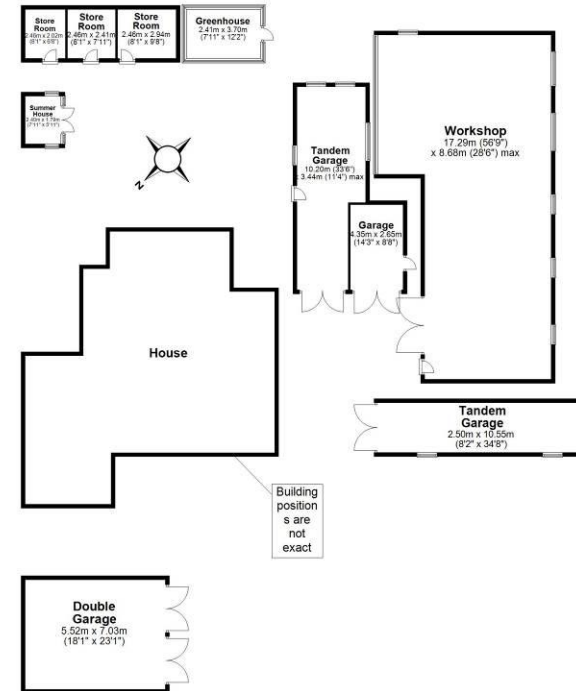
Ground Floor

Approx. 122.7 sq. metres (1321.1 sq. feet)



Total area: approx. 122.7 sq. metres (1321.1 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.



Total area: approx. 455.0 sq. metres (4897.1 sq. feet)

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