



Whitehead's
ESTATE AGENTS



New Road

Coleorton,

LE67 8HL

£680,000

A wonderful DEVELOPMENT OPPORTUNITY & appealing to SELF-BUILD enthusiasts or DEVELOPERS to acquire a 3-bedroom DETACHED BUNGALOW of 932 SQ FT in need of modernisation with HUGE POTENTIAL to further ADAPT & EXTEND (STP) occupying an excellent PRIVATE MATURE PLOT of 0.67 acre just off Loughborough Road.



Property Features

- Development Opportunity
- Excellent Plot
- 0.67 Acre
- Huge Potential
- Convenient Location
- 3 Bedrooms
- Lounge & Kitchen
- 925 Sq Ft
- Long Driveway
- Ample Parking

Full Description

Offered to the market for the very first time and originally built in 1969, The Croft represents a wonderful development opportunity to acquire a spacious 3-bedroom detached bungalow that is in need of general modernization throughout and offers huge potential to further extend to maximize its true potential. Occupying a wonderful private plot of 0.67 Acre, lying just off New Road, off Loughborough Road there is also a potential development opportunity subject to planning to demolish the bungalow and develop the site, subject to obtaining the necessary planning consents.

The Croft enjoys a spacious 932 Sq Ft of internal living space and briefly comprises an entrance hall, lounge, kitchen, 3 good bedrooms and shower room. Set back off New Road with a long driveway approach, there is ample parking and lawned gardens to all sides of the property.

The Croft occupies a most strategic position, lying just off Loughborough Road, perfectly placed for ease of access to both the M42 at Ashby(3 Miles) & the M1 at J23 at Loughborough(5 miles) linking in perfectly the midlands motorway network. Peggs Green is a rural village, with a great local pub, the New Inn, village hall and 2 local junior schools close by at Griffydam and Viscount Beaumont at Coleorton. Both Ashby and nearby Coalville, provide excellent local facilities and also lie within the heart of the National Forest with many scenic country walks and leisure pursuits.

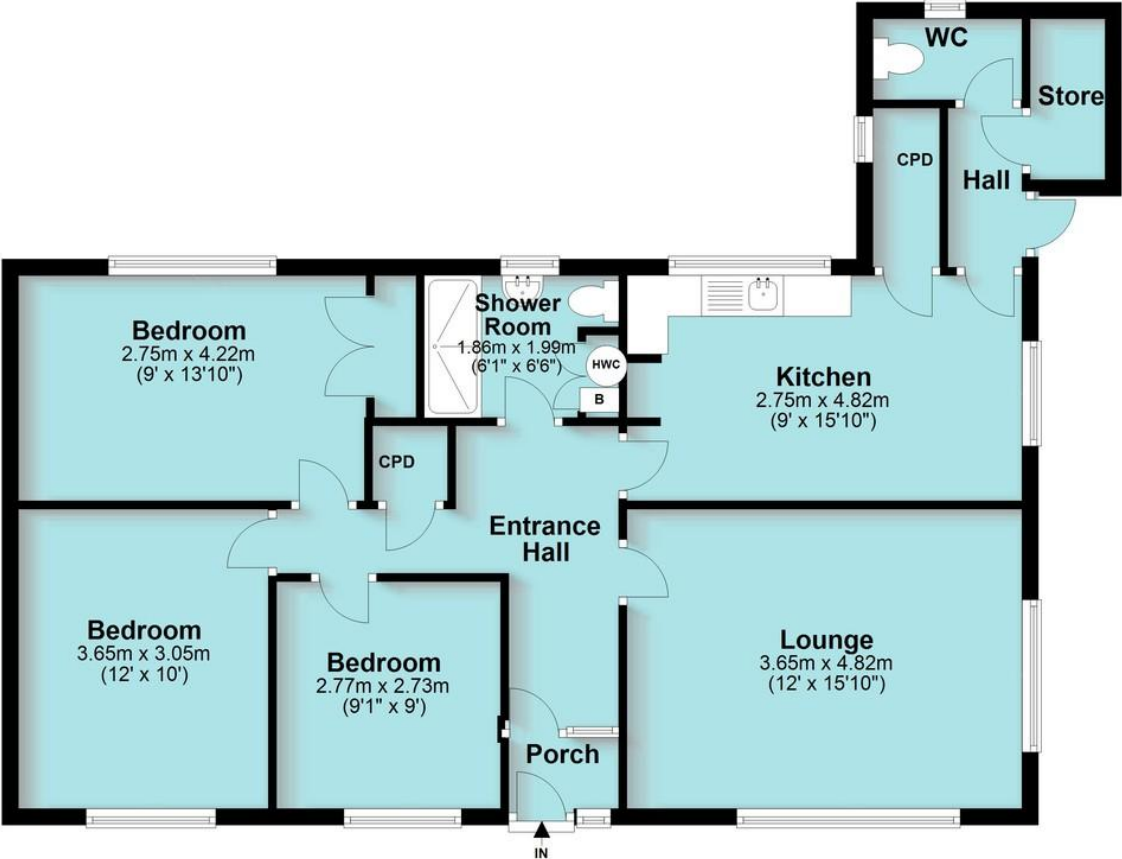
TENURE The property is Freehold

COUNCIL TAX The property is in Band E





Ground Floor



Total area: approx. 86.6 sq. metres (932.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

8 The Pass Courtyard
 43 Market Street
 Ashby-De-La-Zouch
 Leicestershire
 LE65 1AG

www.whiteheadsestates.co.uk
 info@whiteheadsestates.co.uk
 01530 353170

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements