# DEVELOPMENT PLOT TOWN END, HUNGARTON

James Sellicks

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## Development Plot Adjacent to

3 Town End, Hungarton Leicestershire, LE7 9JT

An exceptionally rare opportunity to acquire a plot of approximately 0.06 of an acre with planning permission, LOCATION located in the sought after village of Hungarton is a thriving village with a strong sense of Hungarton.

Popular Village Location | Lounge | Dining room | Kitchen | Three Bedrooms | Utility Room | Master bedroom with en suite | Family Bathroom | Garden | Two Car Parking Spaces

### ACCOMMODATION

Planning permission has been granted (16/01825/FUL) for the erection of a link detached two storey dwelling with accommodation of approximately 1,216 sq. ft. and two car parking spaces.

The proposed dwelling is entered via the front door with canopy through to an entrance lobby. This gives access to the utility room, lounge to the back, kitchen and dining room, Stairs rise to the first floor landing. The master bedroom benefits from views to the garden and an en suite bathroom. There is a further double bedroom, family bathroom and single bedroom completing the first floor.

### OUTSIDE

The total plot approaches approximately 0.06 of an acre. To the front there will be two proposed car parking spaces and a turning space and a gate to the right of the property serving access to the amenity space at the rear.

### **RIGHT OF WAY**

Right of way is through the adjacent property 3 Town End's driveway.

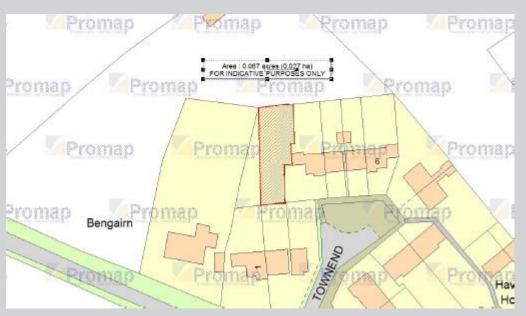
### PURCHASERS PACK

A Purchasers Pack is available on request.

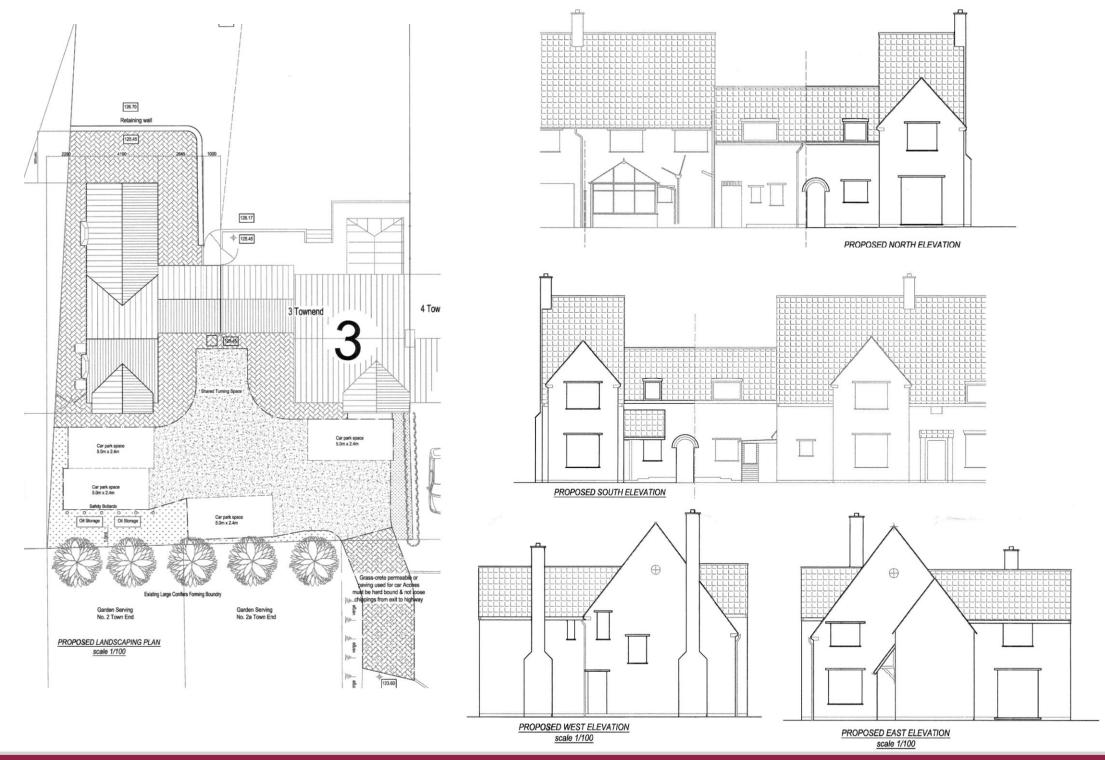
community offering a parish church, village hall, tennis court and play area, and a popular pub. A wider range of amenities are available within nearby Billesdon village which offers a GP surgery, village store and post office. Wider afield, Market Harborough offers niche shopping, supermarkets and a mainline railway connection to London St. Pancras. Leicester, to the west, offers amenities normally associated with a large regional centre. The village is surrounded by some of Leicestershire's most attractive rolling countryside

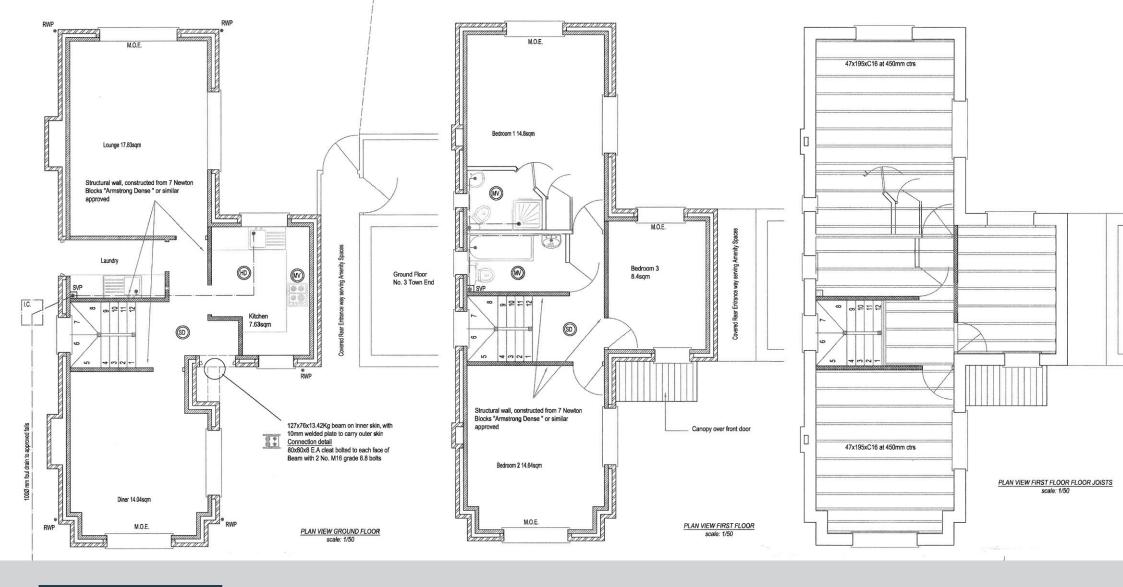
### DIRECTIONAL NOTE

Proceed out of Market Harborough on the B6047 sign posted to Melton Mowbray. Continue through the villages of Church Langton and Tur Langton. At the A47, turn left and then take the first right onto Coplow Lane. When you approach the Tilton Lane, turn left and the then right. Continue on this road, then turn right onto Barley Leas. On entering the village of Hungarton turn right onto Main Street then turn right on to Town End where the plot can be found on the right adjacent to 3 Town End, as indicated by our agents for sale board.









### **Important Notice**

James Sellicks for themselves and for the Vendors whose agent they are, give notice that: 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice. 2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors. 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

### Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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> The Property Ombudsman

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Oakham Office 01572 724437 London Office 0207 839 0888



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