



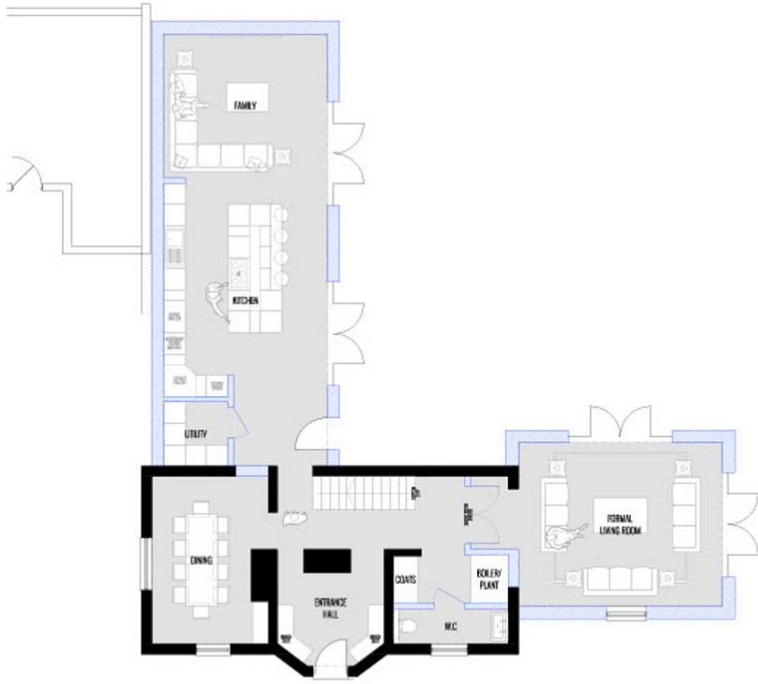
## Welford Road, Wigston

Offers Over £370,000

Presenting a unique turn-key development opportunity at Weighbridge House in the charming area of Kilby Bridge, Leicester. This historic, former Canal Trust property, dating back to 1840, comes with the benefit of full planning permission to transform it into a stunning and spacious 4-bedroom home. The envisioned development would significantly expand the floor space from approximately 127 square meters to an impressive 264 square meters.







**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

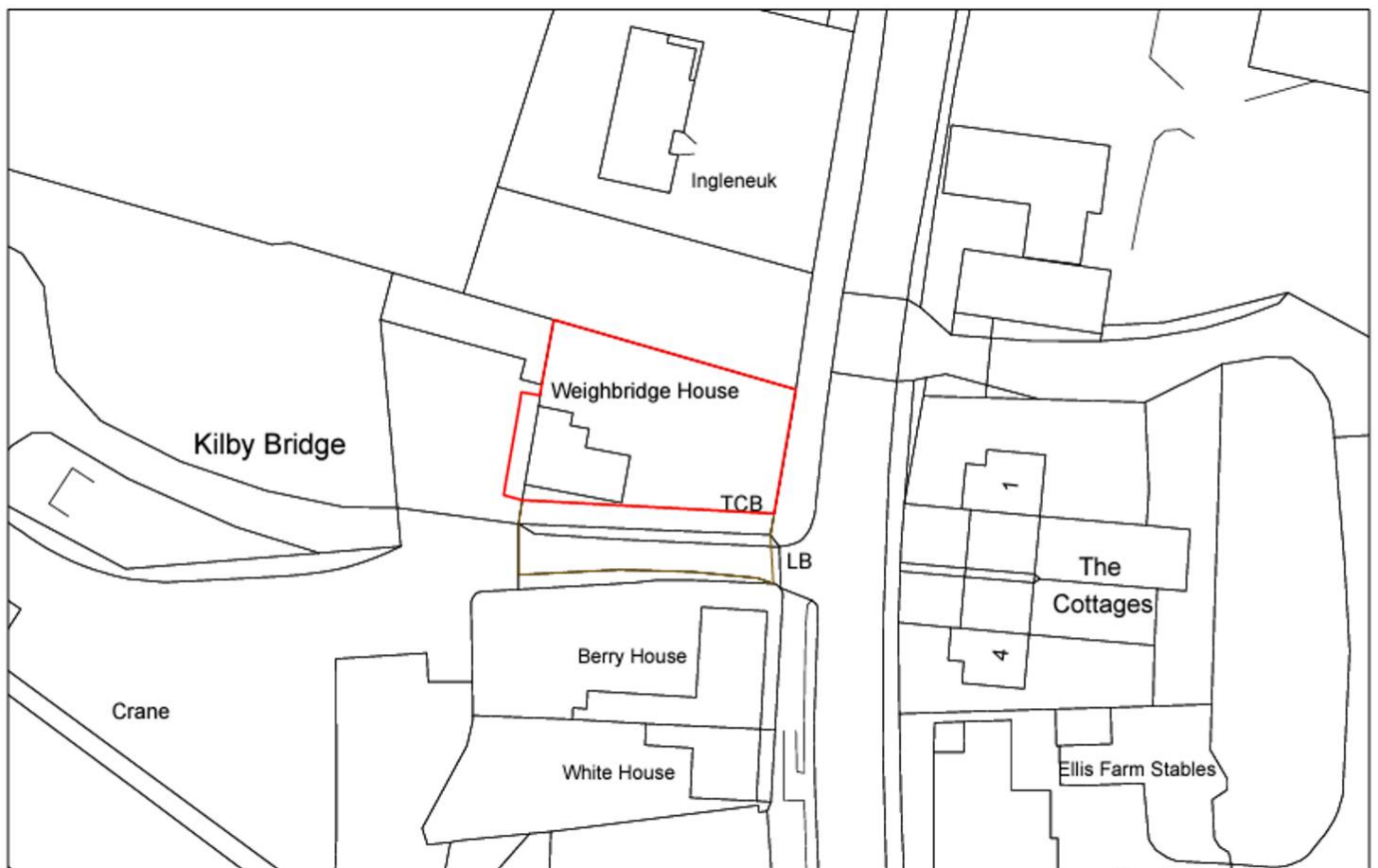


project name: WEIGHBRIDGE HOUSE  
 program: FLOOR PLANS  
 stage: 001  
 date: A3 @ 1100  
 rev: 20/06/2024

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**Disclaimer: The images provided in this advertisement are computer-generated (CGI) and are intended solely for demonstration purposes to illustrate what the property could look like.**

Situated in the picturesque and tranquil surroundings of Kilby Bridge, Weighbridge House offers stunning canal views and easy access to the renowned Foxton Locks, a short and scenic walk along the canal. The area is known for its natural beauty, providing an idyllic setting for creating a dream home that combines historic elegance with contemporary living. Wigston offers a welcoming and vibrant community, with a variety of amenities, shops, and schools, making it an ideal location for families and individuals seeking a high quality of life. Wigston's charm extends beyond its natural beauty, offering a range of recreational activities. The town's rich history and vibrant community make it a desirable location for those seeking a blend of peaceful living and easy access to Leicester's city centre.

Tenure: Freehold

**We'll keep you moving...**



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