



Lower Forest Farm
Leicester Forest East, Leicester

BROWN & CO

Lower Forest Farm Leicester Forest East, Leicester, LE3 3PJ

A detached three/four bedroom Bungalow in large open grounds with adjoining grass field extending to approximately 5.52 acres or thereabouts

FOR SALE BY PRIVATE TREATY

Guide Price: £750,000



DESCRIPTION

Lower Forest Farm comprises a delightful three/four bedroom detached Bungalow with a grass field, positioned in an open location on the edge of Leicester Forest East.

The dwelling was built approximately 30 years ago and is constructed of brick with a tiled roof.

The accommodation comprises:

Back door into:

Utility Room: 2.96m x 2.09m. Tiled floor. Fitted cupboards and wall units with worktops. Plumbing for washing machine.

Cloakroom: 2.94m x 1.01m. Fully tiled walls and floor. Walk-in shower with WC and wash hand basin in vanity unit.

Kitchen: 3.67m x 5.59m. Tiled floor. Fitted cupboards and wall units with worktops. Fitted oven and hob. Plumbing for dishwasher.

Dining Room: 3.42m x 3.52m. Door leading to Kitchen, Hall and Lounge. Sliding doors opening to rear Garden.

Lounge: 5.48m x 4.17m. Sliding doors to rear Garden.

Hallway: 7.30m x 1.91m - 6.06m x 0.88m. With cupboard.

Front Porch: 1.19m x 2.27m. Front door.

Bedroom: 3.68m (max) x 2.38m.



Bedroom: 3.07m (max) x 2.40m.

Bedroom: 5.56m x 4.17m including En-Suite with fully tiled walls and floor with walk-in shower, WC and wash hand basin.

Bathroom: 1.94m x 2.35m. Fully tiled walls and floor. Bath, WC and wash hand basin with fitted cupboard

Bedroom presently used as an Office: 2.50m x 1.96m

Double Garage: 5.67m x 6.50m

The garden and grounds are a major feature, and the property stands on an area of approximately 5.52 acres in all. The grass field has been used for mowing and grazing livestock. There are foundations of a former farm building behind the house.

SERVICES

Mains water and electricity are connected. Foul drainage is served by a mini sewage treatment plant.

ENERGY PERFORMANCE RATING

The property has been assessed as a "D" rating.

DRIVEWAY

The driveway is shared with the neighbouring properties.

AGRICULTURAL OCCUPANCY RESTRICTION

The dwelling is subject to a Condition on the planning permission requiring that "the occupation of the dwelling shall be limited to a person solely or mainly working or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person and to any resident dependents".

AUTHORITIES

County: Leicestershire County Council - Tel No: 0116 232323

District: Blaby District Council - Tel No: 0116 272 7533

Water: Severn-Trent Water Limited - Tel No: 0800 783 4444

DIRECTIONS

Proceed out of Leicester in a westward direction on the A47 Hinckley Road. Drive past Maytree Drive on the right-hand side and the driveway to Lower Forest Farm is situated immediately thereafter.

Proceed up the single-track road for approximately 400 metres past Forest Farm and follow the road to the right hand turn where Lower Forest Farm will be seen in the field beyond.





AGENT'S NOTES

Arbitration: Should any dispute arise between the vendor and the purchaser upon any point whatsoever (not involving a question of law) arising out of the Remarks and Stipulations, Particulars or Plan or as to the interpretation thereof, the matter in dispute shall not annul the sale, but shall be referred to the arbitration of the agents, whose decision shall be final and binding on all parties to the dispute and in every such arbitration the agents shall decide how the cost of such reference shall be borne.

Wayleaves, Easements and Right of Way: The property is sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned or not.

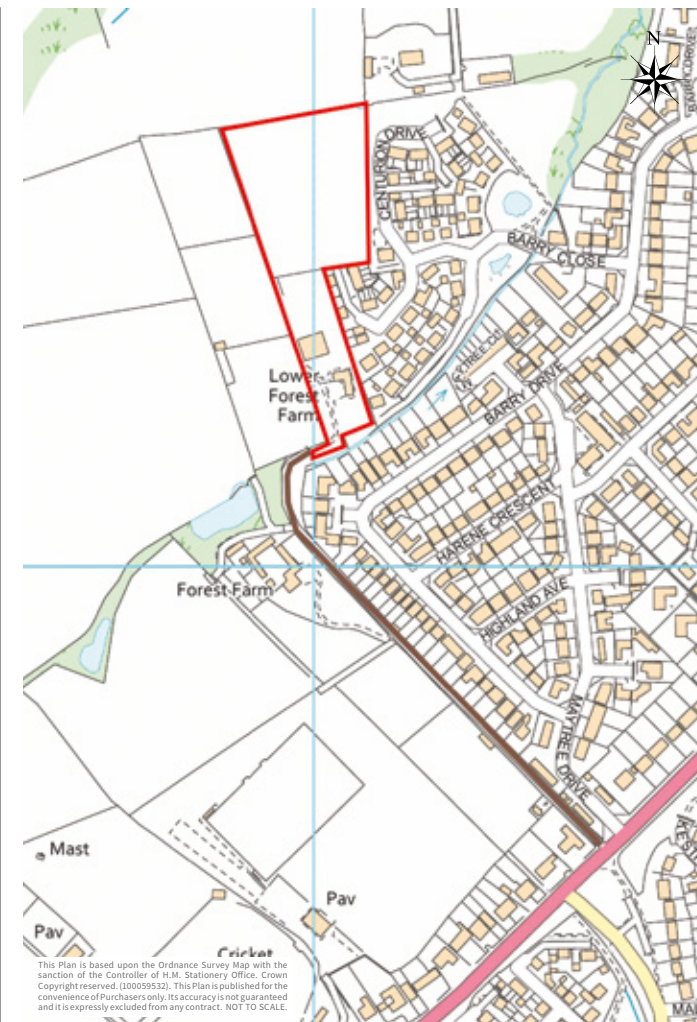
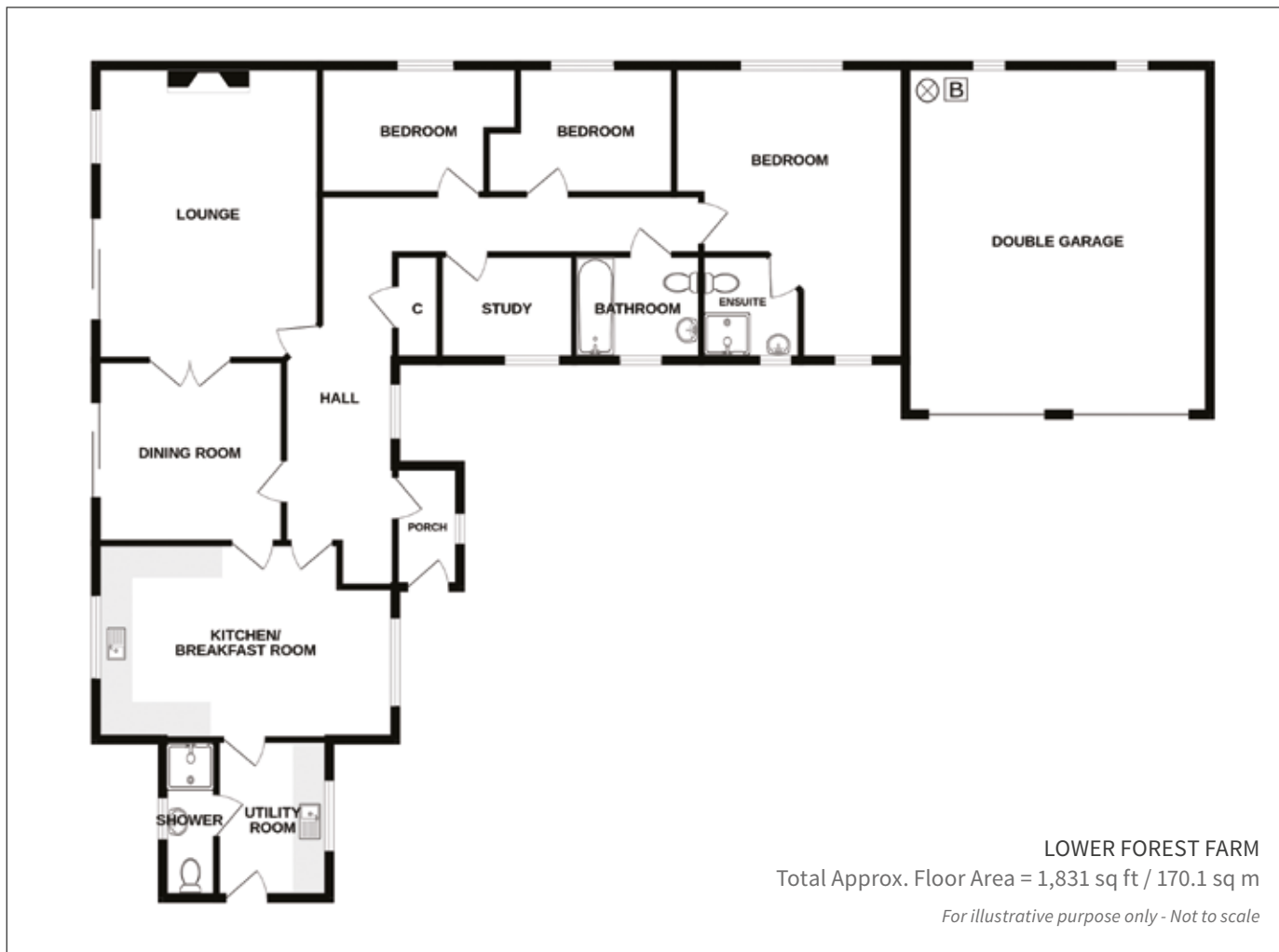
Fixtures and Fittings: All items in the written text of these particulars are included in the sale. All other items are expressly excluded regardless of the inclusion in any photograph. Purchasers must satisfy themselves that any equipment included in the sale is in satisfactory order.

Plans and Particulars: These are believed to be correct, but their accuracy is not guaranteed, and no claim can be admitted for any errors or discrepancies.

Money Laundering Regulations: Prior to a sale being finalised, prospective purchasers will be required to produce identification documents. Your co-operation with this will be appreciated, as this is in order to comply with Money Laundering Regulations and will assist with the smooth progression of the sale.

Viewings: Strictly by prior appointment through the Selling Agent's Leicester Office - Tel No: 0116 289 4719.





IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.

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