



**1 Black Lane**, Walton On The Wolds, LE12 8HN  
**£175,000**

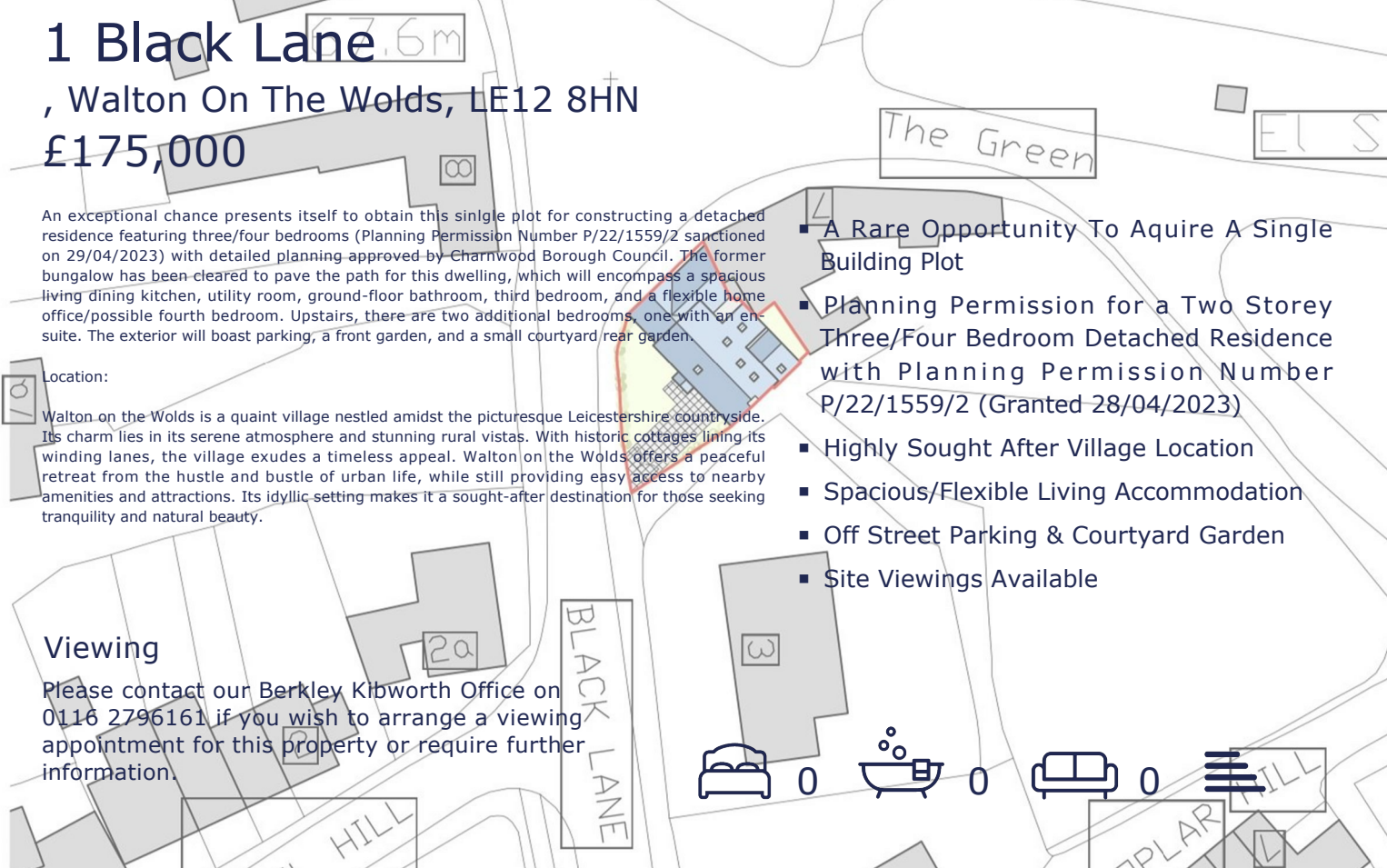
An exceptional chance presents itself to obtain this single plot for constructing a detached residence featuring three/four bedrooms (Planning Permission Number P/22/1559/2 sanctioned on 29/04/2023) with detailed planning approved by Charnwood Borough Council. The former bungalow has been cleared to pave the path for this dwelling, which will encompass a spacious living dining kitchen, utility room, ground-floor bathroom, third bedroom, and a flexible home office/possible fourth bedroom. Upstairs, there are two additional bedrooms, one with an ensuite. The exterior will boast parking, a front garden, and a small courtyard/rear garden.

**Location:**  
 Walton on the Wolds is a quaint village nestled amidst the picturesque Leicestershire countryside. Its charm lies in its serene atmosphere and stunning rural vistas. With historic cottages lining its winding lanes, the village exudes a timeless appeal. Walton on the Wolds offers a peaceful retreat from the hustle and bustle of urban life, while still providing easy access to nearby amenities and attractions. Its idyllic setting makes it a sought-after destination for those seeking tranquility and natural beauty.

- A Rare Opportunity To Acquire A Single Building Plot
- Planning Permission for a Two Storey Three/Four Bedroom Detached Residence with Planning Permission Number P/22/1559/2 (Granted 28/04/2023)
- Highly Sought After Village Location
- Spacious/Flexible Living Accommodation
- Off Street Parking & Courtyard Garden
- Site Viewings Available

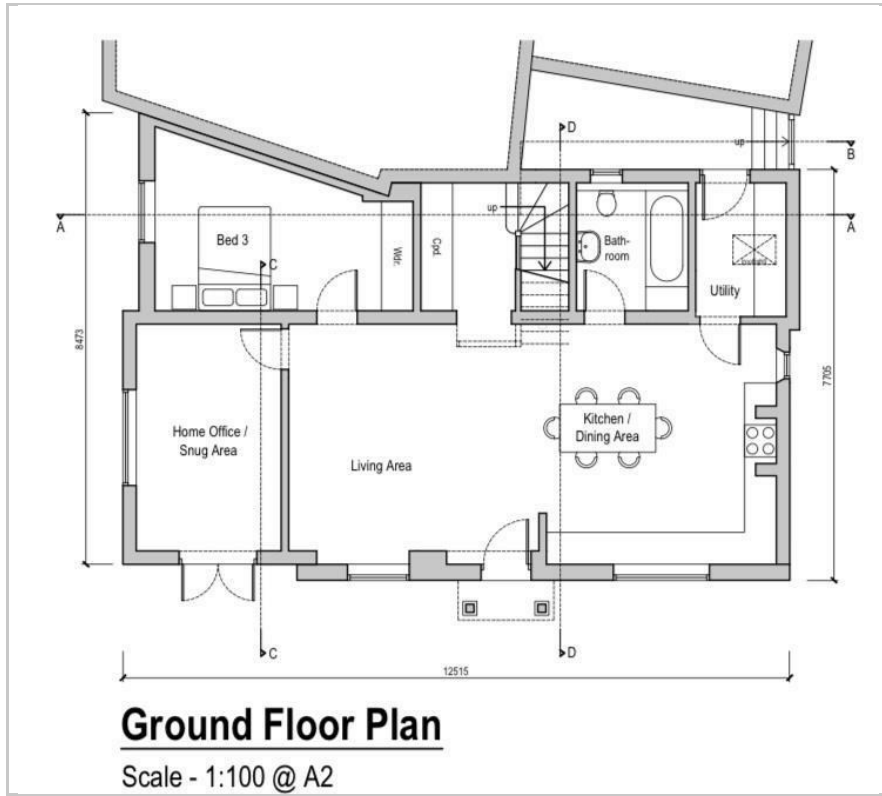
**Viewing**

Please contact our Berkley Kibworth Office on 0116 2796161 if you wish to arrange a viewing appointment for this property or require further information.





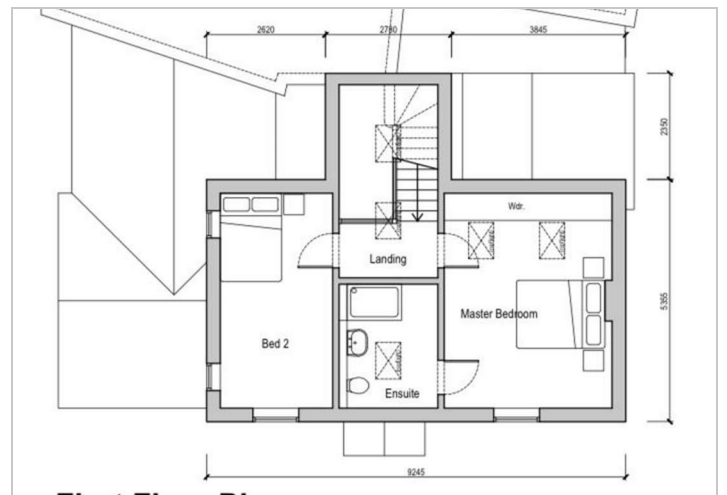
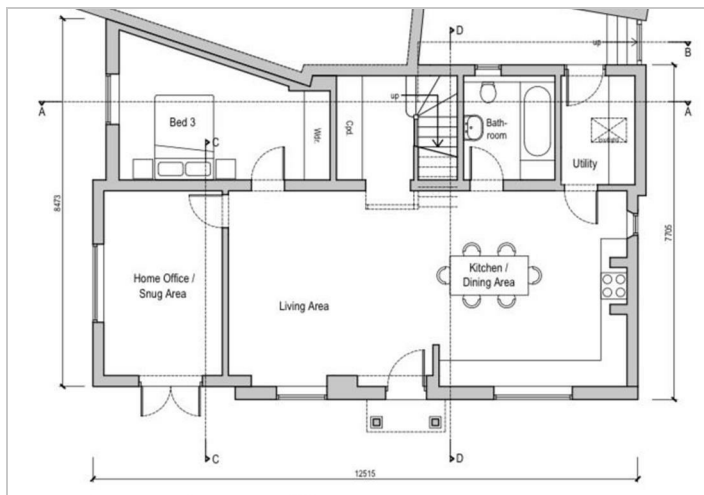
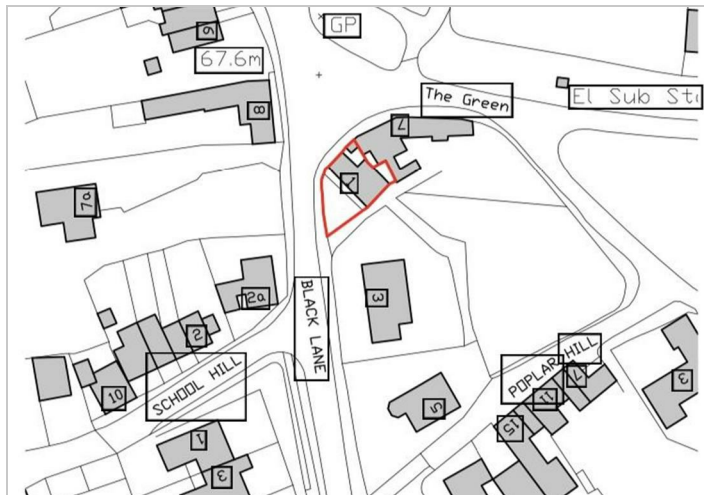
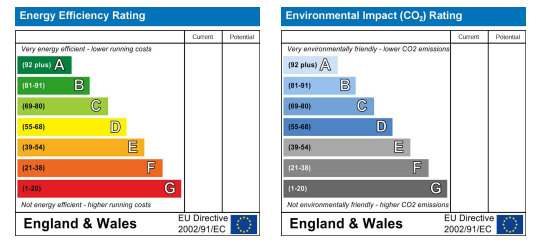
# Floor Plan



# Area Map



# Energy Efficiency Graph



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