



# Salt Box Church Lane

, No Mans Heath, B79 0PH

## £365,000

Charming 3-Bed Detached Cottage in Sought-After No Mans Heath – Large Plot with Planning Approval for Substantial Extension

Set on a generous corner plot, this charming 3-bedroom detached cottage offers a rare opportunity to own a property in the desirable village of No Mans Heath. With extensive gardens, off-road parking, and a garage, this home provides ample outdoor space and potential for further development, with planning permission approved for a substantial extension (REF: PAP/2024/0199)

The existing accommodation includes a spacious sitting room complete with a cosy log burner, perfect for those chilly evenings. A versatile second reception room, currently used as an office/boot room, offers flexible living options, whether as a dining room or additional living space. The well-appointed kitchen provides all modern conveniences, while a contemporary downstairs shower room adds extra practicality.

Upstairs, there are two generously proportioned double bedrooms and a smaller single bedroom, ideal for a home office or nursery. The property's expansive plot truly sets it apart, offering both

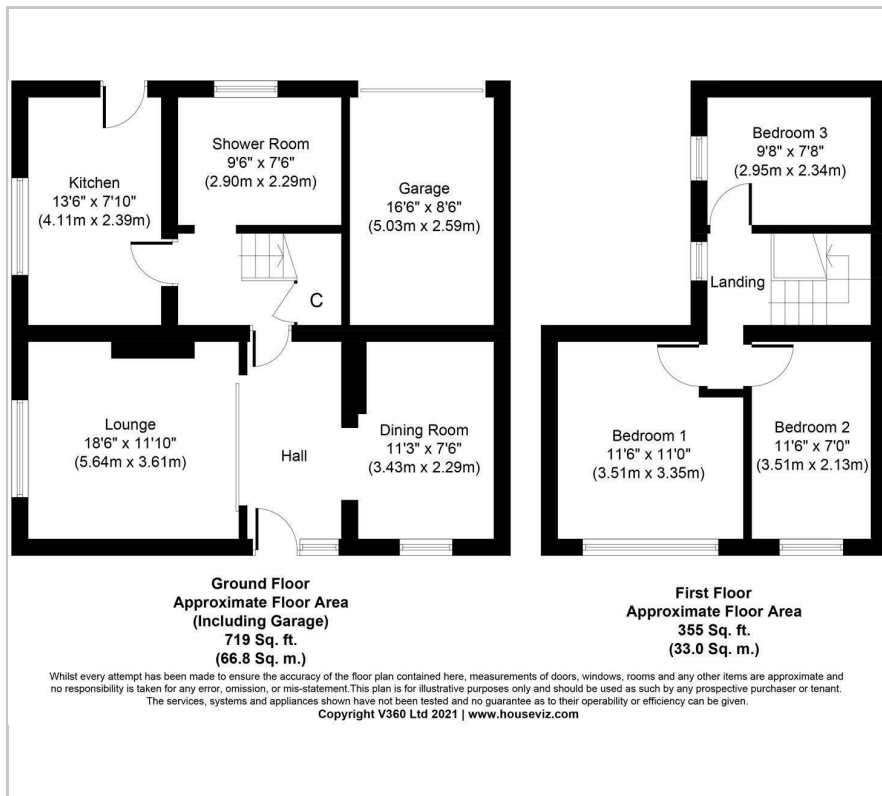


### Viewing

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

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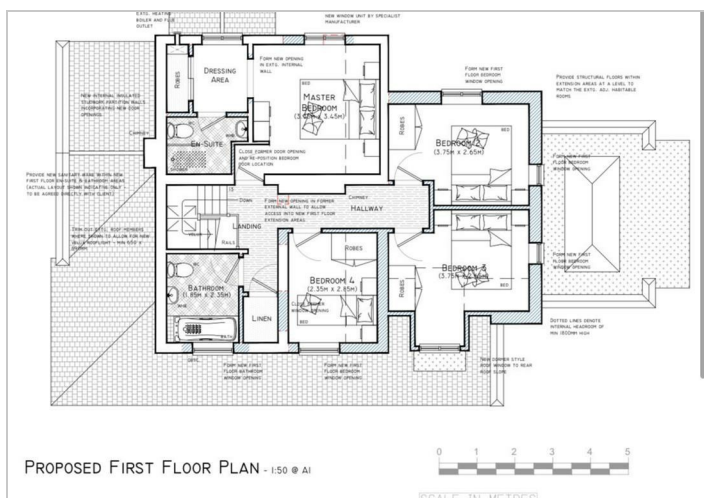
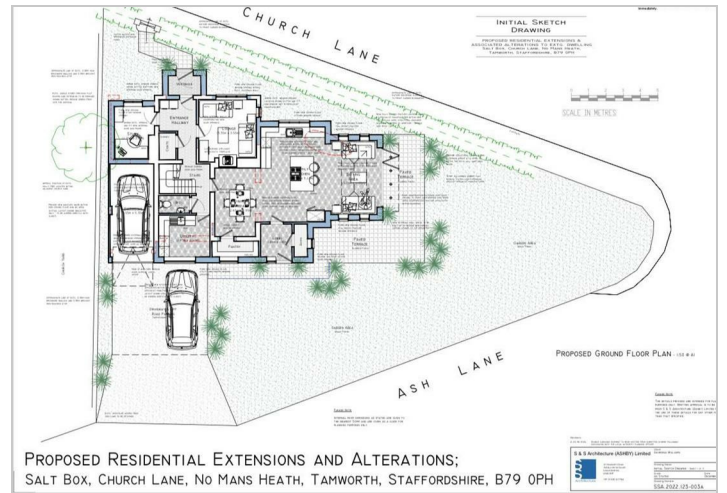
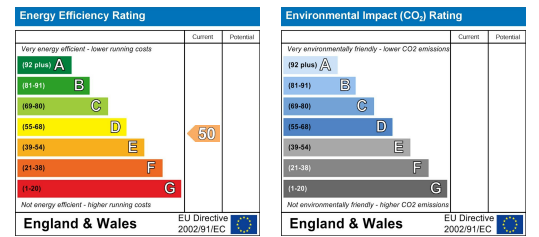
# Floor Plan



# Area Map



# Energy Efficiency Graph



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