



Unitt Road, Quorn

welcome to

Unitt Road, Quorn Loughborough

****HOUSE AND BUILDING PLOT FOR SALE IN QUORN****. An exciting opportunity for a DEVELOPER or SELF BUILD with full IPLANNING PERMISSION granted for the creation of a three bedroom detached house to the side. Details can be viewed under Charnwood borough council website P/23/1450/2.

Entrance

The existing house is entered via an entrance hall with stairs rising to the first floor, doors off to all ground floor rooms and a radiator.

Lounge

15' 11" x 14' 4" (4.85m x 4.37m)

This is the principal living room which has a gas coal effect fire with back cloth hearth and decorative surround, patio doors opening onto the rear garden and a upvc double glazed window to the front.

Dining Room

12' 6" x 8' 11" (3.81m x 2.72m)

Dining room has a upvc double glazed window to the front, a double radiator and a useful built in storage cupboard.

Breakfast Kitchen

12' x 10' 4" (3.66m x 3.15m)

Breakfast kitchen is fitted with a range of base and wall units with work surfaces over, there is a chimney recess which provides space for a range style oven and hob, single stainless steel sink with drainer and mixer tap, space and plumbing for a dishwasher and fridge, a walk in pantry with the original thrall, with further built in storage and door leading to a rear lobby which in turn opens to a utility room with a ground floor wc leading off. Please note that for the creation of new dwelling the utility room and ground floor wc would be demolished to make way for the new property.

Landing

The first floor landing has stairs leading from the ground floor has loft access upvc double glazed window to the front elevation and built in storage cupboard with doors leading off to all first floor rooms.

Bedroom One

13' 4" x 10' 7" (4.06m x 3.23m)

Bedroom one has a built in wardrobe with hanging rail and shelving and matching dresser, there is a upvc double glazed window to the rear and a double radiator.

Bedroom Two

12' x 10' 5" (3.66m x 3.17m)

Bedroom two has a upvc double glazed window to the rear double radiator.

Bedroom Three

10' 7" x 6' 5" (3.23m x 1.96m)

Bedroom three has a upvc double glazed window to the front and a double radiator.

Family Bathroom

Family Bathroom is fitted with a three piece suite that comprises of bath with electric shower over and side shower screen, low level wc, pedestal wash hand basin, there is a chrome heated towel rail, vinyl flooring and a upvc double glazed window to the side.



Outside

The property occupies a wedge shaped plot which currently provides ample parking to the side driveway, side gated access to the rear and access to the garage.

There is also a front garden which is lawned with steps leading to the front door.

Under the planning consent the existing driveway would be retained as parking for the new dwelling and a new driveway would be created immediately to the front of the existing property.

To the rear there is a sizeable garden which has some raised beds with a sleeper edging, there is a greenhouse and the garden is mainly laid to lawn with a patio with covered pagoda and is fenced and enclosed to boundaries the rear garden. Under the planning permission the garden would create two separate garden spaces for the existing and new dwelling.



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- HOUSE AND BUILDING PLOT
- PLANNING CONSENT GRANTED
- THREE BEDROOM SEMI AND PP FOR THREE DETACHED HOUSE
- POPULAR VILLAGE OF QUORN
- WEDGE SHAPED PLOT

Tenure: Freehold EPC Rating: C

£450,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
LBH114272 - 0009

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