



1 Luffenham Road, Barrowden, LE15 8EG
Offers over £800,000

 **Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

1 Luffenham Road Barrowden LE15 8EG

Welcome to this charming semi-detached house located on Luffenham Road in the picturesque village of Barrowden.

This delightful property is in need of modernisation but once renovated will offer comfort and convenience for its new owners in a tranquil village, a peaceful retreat from the hustle and bustle of city life.

If you're looking to settle down in a quaint village or seeking a development opportunity and project, this house on Luffenham Road offers the perfect blend of comfort and charm. Don't miss out on the opportunity to make this property, its outbuildings and grounds, your new home.





DESCRIPTION

This semi-detached property, located in the picturesque village of Barrowden, offers a rare opportunity for those seeking a home with character and potential. Situated between Leicester and Peterborough, just off the A47, the property sits on approximately 1.85 acres, providing a substantial amount of space for development or renovation.

Upon entering, you are greeted by a welcoming hallway that leads to the primary living spaces. The living room offers a cosy atmosphere, ideal for relaxation or entertaining, while the dining room is perfectly positioned for family meals or gatherings. The kitchen, which sits at the heart of the home, is functional yet in need of modernisation, offering the new owner the chance to create a contemporary space tailored to their tastes. A conservatory extends off the kitchen, providing additional living space that overlooks the surrounding gardens and grounds.

On the ground floor, there is also a downstairs bathroom and a separate toilet, offering convenience for residents and guests. As you move upstairs, the first-floor landing leads to two well-proportioned bedrooms. The main bedroom is spacious, with potential for a tranquil retreat, while the second bedroom is also a good size and enjoys views of the surrounding countryside. Completing the first floor is a shower room, providing additional practicality to the layout.

Outside, the property offers a wealth of outbuildings, including a large barn that can be used for storage or converted for other uses, as well as ample space for vehicle storage. A variety of sheds and additional storage buildings are also present, enhancing the property's versatility. With such a generous plot size, there are endless possibilities for landscaping, extensions, or even agricultural uses.

In need of modernisation, this property is ideal for someone looking to create their dream home while enjoying the charm and community of village life in Barrowden.

AGENTS NOTE

The land will be sold with an overage for development and this will apply to any residential development or commercial development. The rate will be 30% for 30 years from the date of completion.





Bedroom 1



Bathroom



Outbuilding



Outbuilding

1 Luffenham Road, Barrowden
Approximate Gross Internal Area
Main House = 120 sq.m/1292 sq.ft
Outbuildings = 204 sq.m/2196 sq.ft
Total = 324 sq.m/3488 sq.ft

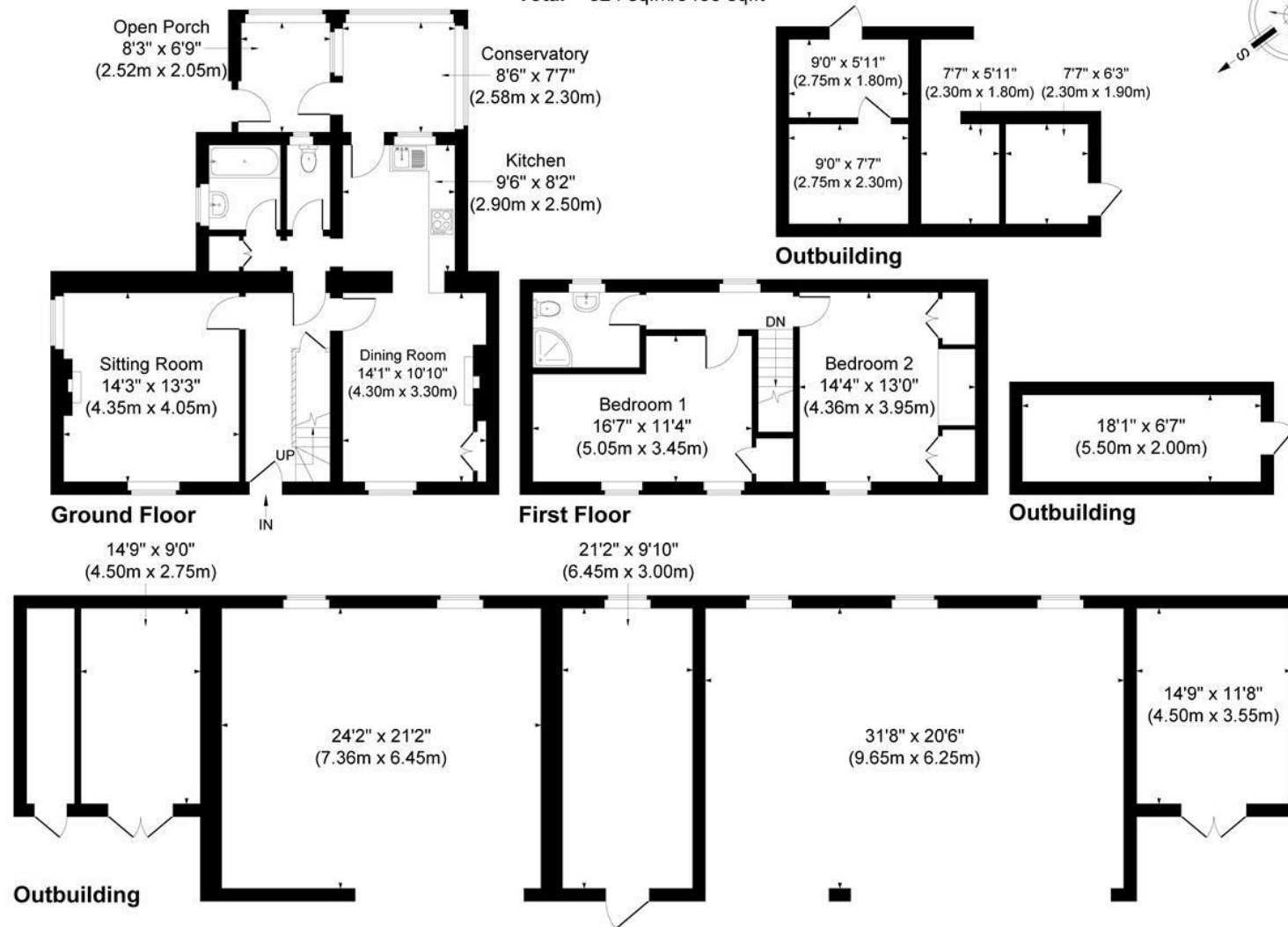
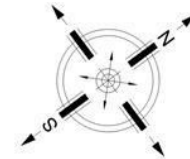
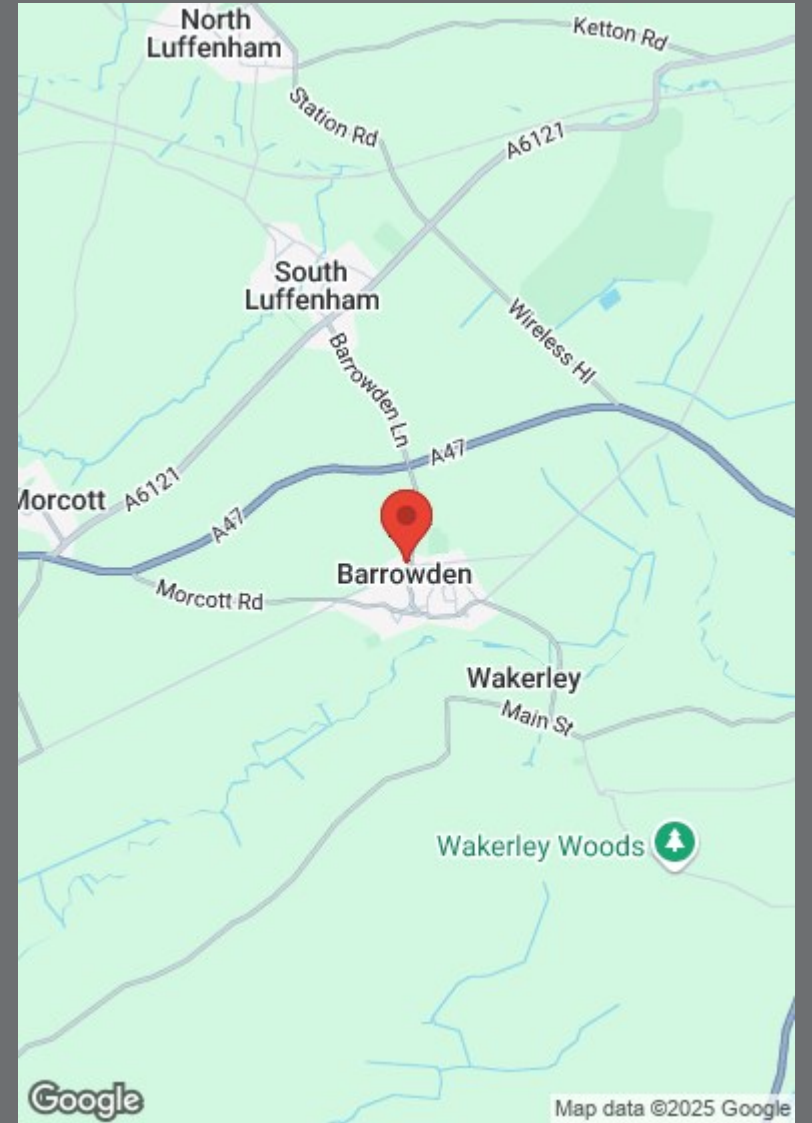


Illustration for identification purposes only, measurements are approximate, not to scale.
JonHolmesPhotography © 2024





- VILLAGE LOCATION
- SEMI DETACHED PROPERTY
- SET IN APPROXIMATELY 1.85 ACRES
- VARIOUS OUTBUILDINGS
- OPPORTUNITY TO DEVELOPE SUBJECT TO PLANNING
- NO CHAIN SALE



unstated.ended.garden



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk
housesales@shoulers.co.uk
lettings@shoulers.co.uk

 **Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.