



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Brook Lane, Great Easton, Leicestershire

£150,000

2 1 1



## "Prime Village Development Opportunity"

This is a great opportunity to secure a detached stone, grade II listed cottage, which stands within the heart of the village. The property requires extensive refurbishment and there is also an opportunity to create a two storey extension which would significantly improve the current floorplan. The property comes with garden space and a driveway which provides parking for three cars. Calling all developers, builders and investors!

### Room Measurements

**Kitchen Area 2.44m x 1.22m (8'0" x 4'0")**

**Reception Room 4.34m x 2.77m (14'3" x 9'1")**

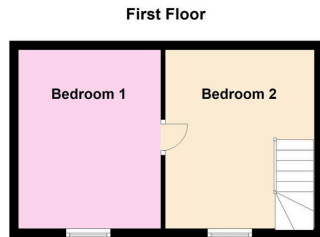
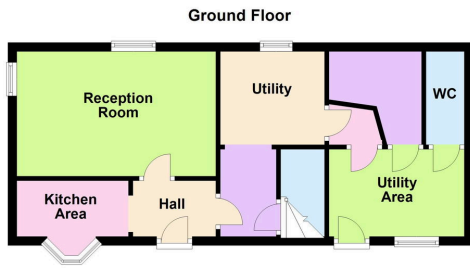
**Utility 1.98m x 1.83m (6'6" x 6'0")**

**Utility area 3.05m x 2.03m (10'0" x 6'8")**

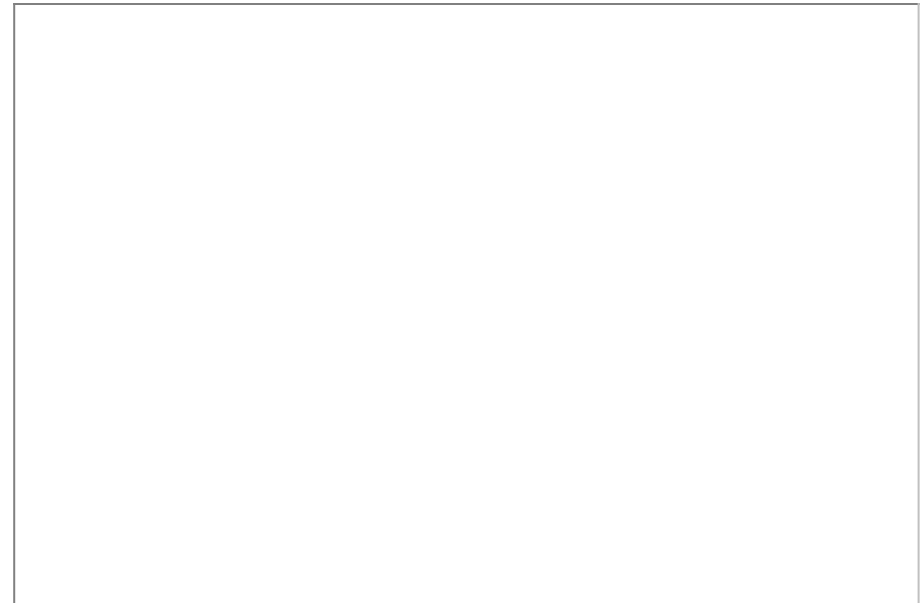
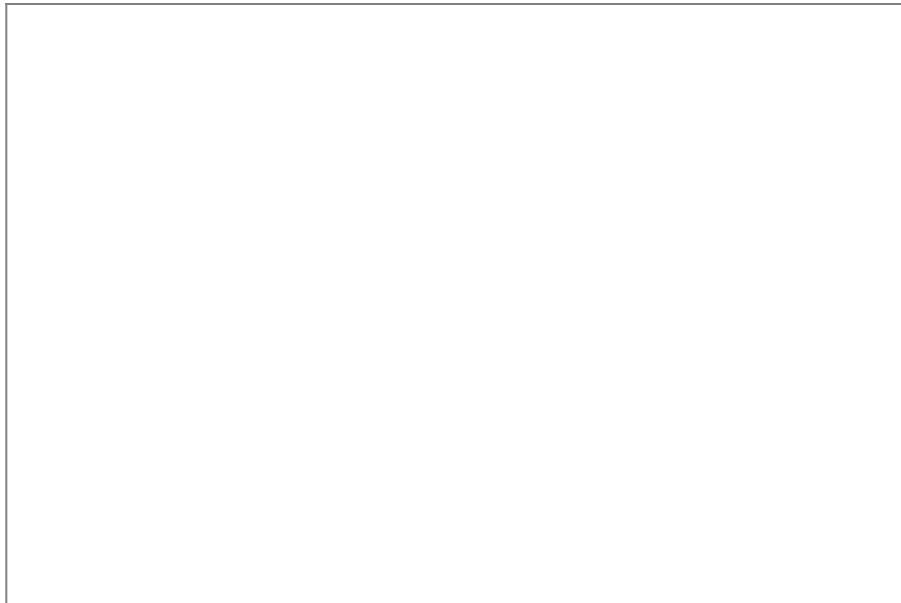
**Bedroom One 4.04m x 3.2m (13'3" x 10'6")**

**Bedroom Two 4.04m x 3.35m (13'3" x 11'0") Max**





- Detached Stone Cottage
- Grade II Listed
- Potential to Create a Two Storey extension
- Garden and Driveway
- Potential To Be a Lovely two/ Three Bedroom Property
- Well Regarded Village Location



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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