



Rosebank 75 Limekiln Lane, Lilleshall

Offers in the Region of **£335,000**

This traditional detached bungalow situated in the popular village of Lilleshall currently offers 2 double Bedrooms but is being sold with full planning permission to extend and create a fabulous 3 Bedroom dormer bungalow. This is a fantastic opportunity for someone to develop the property into their dream home! Occupying a good-sized plot, it sits back from the road, enjoys all the benefits associated with semi-rural living and is ripe for modernisation.

Briefly comprising open plan Lounge/Diner, Kitchen, Rear Porch, 2 Bedrooms and Family Bathroom, there is driveway parking, an Attached Garage and gardens to the front and rear. Planning permission is granted for the creation of an open plan kitchen, dining and living room, bedroom, utility room and W.C. to the ground floor, with two further bedrooms, (master with en-suite) and a bathroom to the first floor. Externally there is provision for a detached garage.

Gas C.H. and D.G. throughout. EPC rating E and Council Tax Band D.

Rosebank 75 Limekiln Lane Newport Shropshire

Property entered via front door into

Entrance Hallway

Lounge/Diner 20' 2" x 11' 8" (6.14m x 3.55m)

Kitchen 7' 2" x 6' 7" (2.18m x 2.01m)

Bedroom 1 11' 0" x 9' 9" (3.35m x 2.97m)

Bedroom 2 9' 8" x 8' 4" (2.94m x 2.54m)

Rear Porch 6' 9" x 4' 9" (2.06m x 1.45m)

Attached Garage 21' 5" x 8' 5" (6.52m x 2.56m)

Externally

To the front of the property is a lawned garden with sweeping tarmac driveway leading to the Garage.

Side access gate leading to the rear garden which is mainly laid to lawn with mature borders and a paved patio area closest to the bungalow.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of all items, materials, areas and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. The purchaser is advised to verify the accuracy of all details and measurements with the vendor. The services, facilities and appliances shown here are not intended and no guarantee as to their availability or efficiency can be given. Map not to scale (1:2500).

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PROPERTY



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