



182 Leicester Road, Glen Parva, Leicester, LE2 9HH

Guide Price **£650,000**



Part of

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

182 Leicester Road

Glen Parva, Leicester

Unique opportunity: four bedroom detached home on a large private plot with approved planning for two three bedroom homes, near Leicester amenities and transport links.

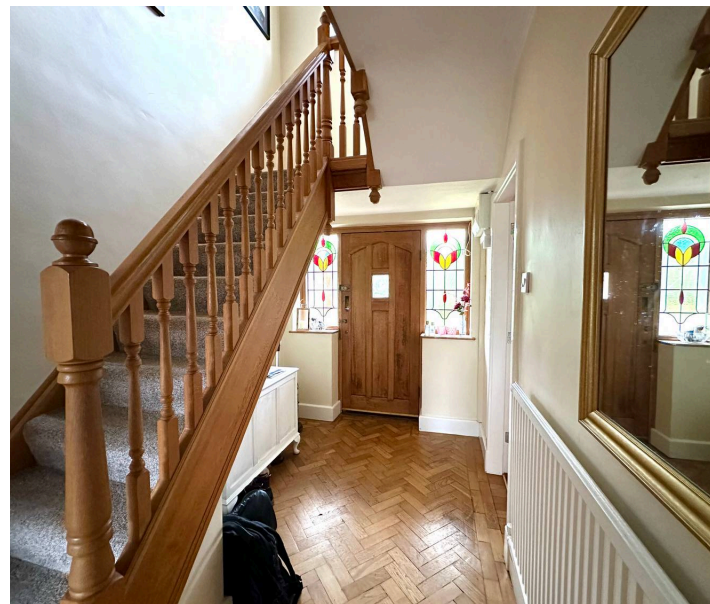
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Planning Reference - 23/0797/FUL - Blaby District Council
- 4 bedroom detached property with planning granted for further residential development
- Planning approved for the erection of two additional, 3 bedroom detached properties
- Vast corner plot
- Extremely popular location close to amenities and transport links
- No onward sales chain
- The current property is 1,334 sqft with the entire plot measuring 0.23 acres



Approximate Gross Internal Area
 117.6 sq. m. (1266 sq. ft.)
 Outbuilding At 26.9 sq. m. (290 sq. ft.)
 Total 144.5 sq. m. (1556 sq. ft.)



Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuillenergysurveys.co.uk

Andrew Granger & Co (Part Of Sheldon Bosley Knight)

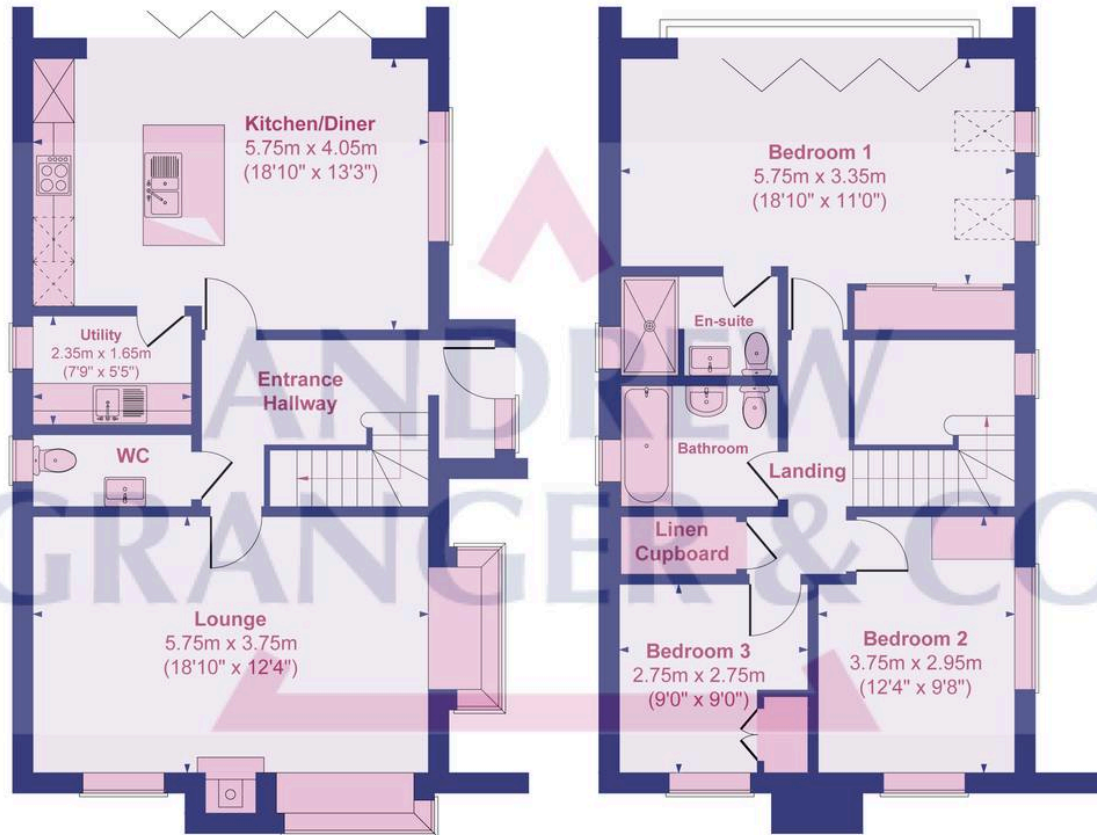
41c The Parade, Oadby, Leicester, LE2 5BB

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Disclaimer:
 All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:
 Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.

Approximate Gross Internal Area
125.0 sq. m. (1345 sq. ft.)



Ground Floor - Proposed Layout
Floor area 64.9 sq.m. (699 sq.ft.) approx

First Floor - Proposed Layout
Floor area 60.0 sq.m. (646 sq.ft.) approx

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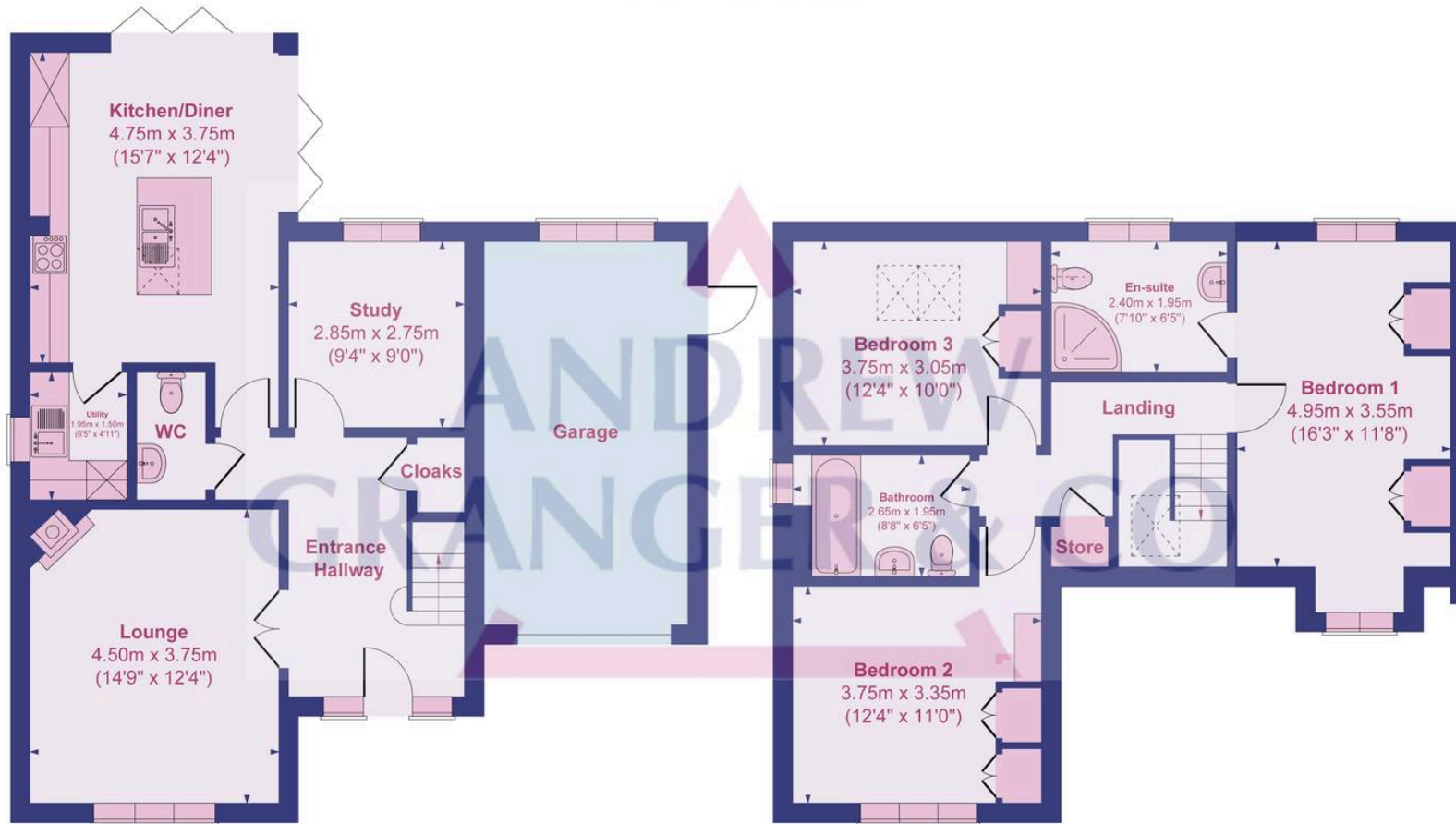
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Approximate Gross Internal Area
128.6 sq. m. (1385 sq. ft.)
(Excluding Garage)



Ground Floor - Proposed Layout
Floor area 63.6 sq.m. (685 sq.ft.) approx

First Floor- Proposed Layout
Floor area 65.0 sq.m. (700 sq.ft.) approx

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