The Rowans, 103 Loughborough Road

Thringstone | LE67 8LS | Guide Price £325,000 - £350,000

ROYSTON & LUND

- Guide Price: £325,000 - £350,000
- Three Bedroom Detached Home
- Full Detailed Planning Approval
- Ideally Located in Thringstone
- Council Tax: C // EPC: E
- No Upward Chain
- Renovation/Development Project
- Designed by Award-Winning David Granger Architectural Design
- Close to Numerous Amenities
- Freehold

*** Guide Price £325,000 - £350,000 ***

Sold with No Upward Chain - *Full Detailed Planning Approval*

A three-bedroom detached house occupying a highly sustainable location on the edge of Thringstone, close to local facilities, well placed for transport links and adjoining open countryside.

Full detailed planning approval is in place for an extensive programme of extension, alteration and renovation to create a modern family home. The thoughtfully considered plans have been designed by award-winning David Granger Architectural Design to maximise the setting, celebrate the property's original features and introduce contemporary open-plan living while retaining the historic fabric of the building.

Set well back from the road, the property benefits from generous front and rear gardens. The existing accommodation includes two reception rooms, a kitchen with pantry and further storage, while the first floor provides three bedrooms, a family bathroom and a separate WC.

Offering an exceptional blank canvas with enormous potential, this is a rare opportunity to create a truly individual home. Viewing is highly recommended to appreciate the property, its location and the approved plans.

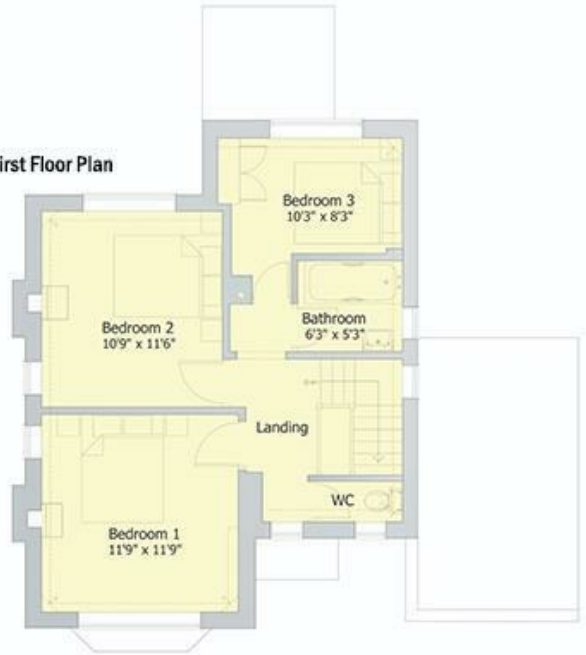
**Buyers Note - There are further opportunities to purchase adjoining Land/Plots available as a separate Sale or by negotiation.

Fore more information: https://reports.sprift.com/property-report/?access_report_id=5516940

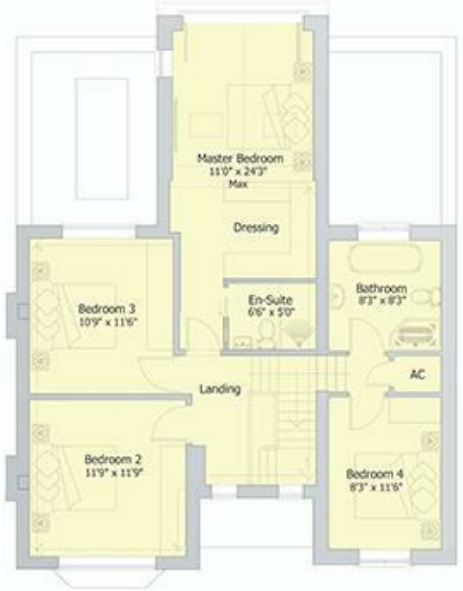
*Planning Application Reference: 25/01733/FUL - North West Leicestershire District Council is for 103 Loughborough Road, Thringstone, Coalville, Leicestershire.

Freehold

Existing First Floor Plan



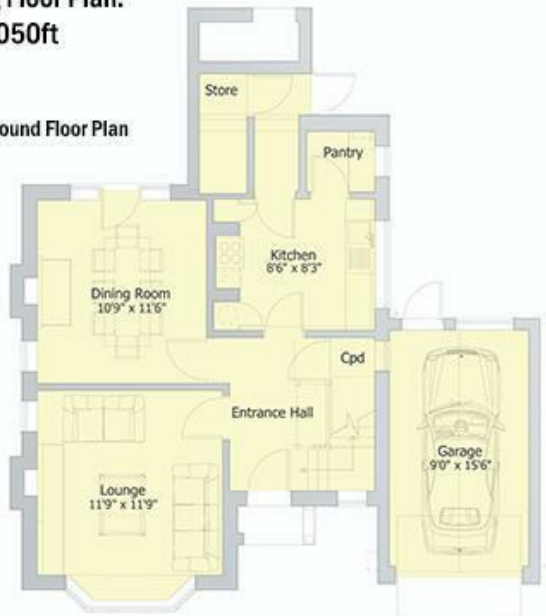
Proposed First Floor Plan



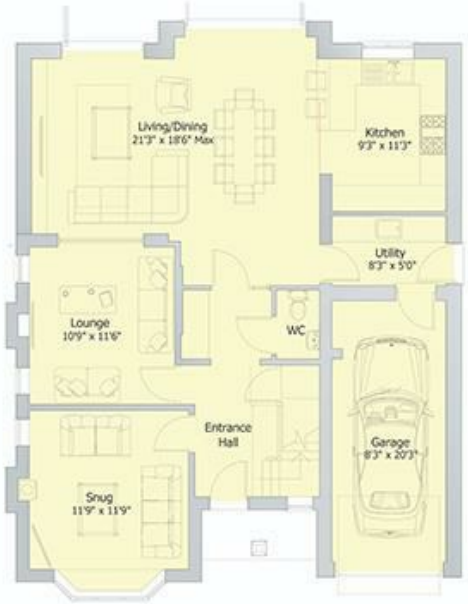
Existing Floor Plan: 1050ft

Proposed Floor Plan: 1800ft

Existing Ground Floor Plan



Proposed Ground Floor Plan



EXISTING AND PROPOSED DETAILS

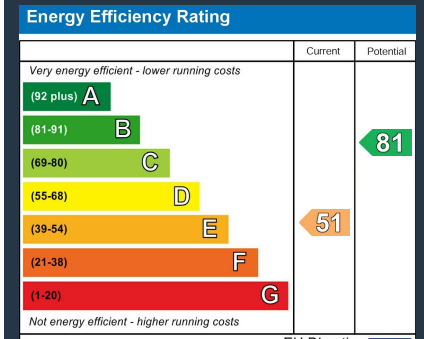
103 LOUGHBOROUGH ROAD
THRINGSTONE - LEICESTERHSIRE
Not to Scale - For reference use only

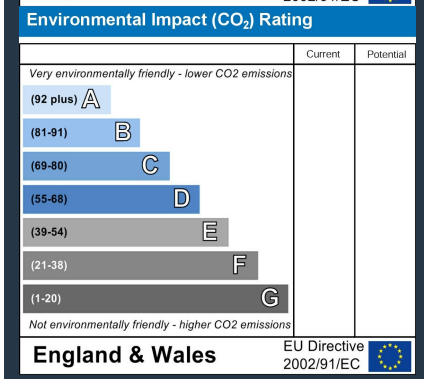
The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC





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