



Tamworth Road
Ashby-de-la-Zouch
LE65 2PX

£389,950

An EXCITING DEVELOPMENT PROJECT occupying a PRIME POSITION on Tamworth Road to acquire a substantial 3 BEDROOM DETACHED HOME of 1657 sq ft, with PLANNING CONSENT GRANTED with plans drawn by David Granger Architectural Design Ltd to RE-MODEL THE INTERIOR & landscape the exterior incl DOUBLE GARAGE



Property Features

- Development Opportunity
- Planning consent
- Prime Position
- Traditional Home
- 1657 Sq Ft
- 4 Bedrooms
- 2 Reception Rooms
- Living Kitchen
- Single Garage
- No Chain

Full Description

An exciting development opportunity to acquire a traditional 3 bedroom extended detached home occupying a prime corner position on Packington Nook Lane & fronting onto Tamworth Road, with planning consent granted 18/01007/FUL to alter the existing interior design with plans drawn by David Granger Architectural Design Ltd to show a modern contemporary layout, together with the addition of a double garage and parking with vehicular access off Tamworth Road.

The site surrounding the property forms part of an ongoing development scheme by Lychgate Homes of Ashby into 5 residential homes that will be completed towards the spring of 2022, which will visually enhance the appearance of the site, and the property.

With a striking exterior design with a modern contemporary

feel, the interior has been designed for modern family living with the focal point being the open plan living kitchen running across the rear of the property.

On the first floor there will be four bedrooms with a large master bedroom with en-suite and main family bathroom.

Externally the property occupies a large frontage, which, with careful landscaping will provide a substantial driveway and access to a single garage, whilst the rear garden will enjoy an enclosed rear garden with patio. Currently the property affords a spacious well presented interior of 1657 sq ft , externally boundary fences will be erected and we are advised that de-contamination has been carried out with the removal of the former petrol tanks and the relaying of new drains has been installed.

With Willesley School just yards away, the property is perfectly positioned for a gentle stroll into town via the Bath grounds, with all of Ashby's excellent local amenities close to hand, with its many shops, coffee houses and tea rooms, pubs, restaurants and plenty of recreational amenities including Hood Park leisure Centre, Library & Willesley Park Golf club. Ashby also lies on the doorstep of the M42 linking in many East and West midlands towns and cities, including Tamworth, Birmingham, Nottingham Derby and Leicester. Ashby is also within the National Forest with Hicks Lodge, Moira Furnace and Conkers Visitor centre all close by.

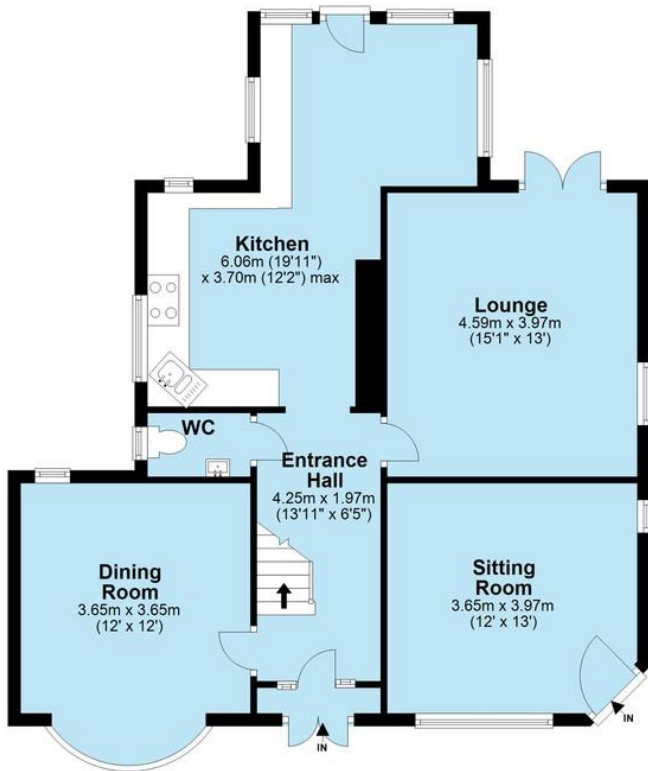
TENURE

The property is Freehold

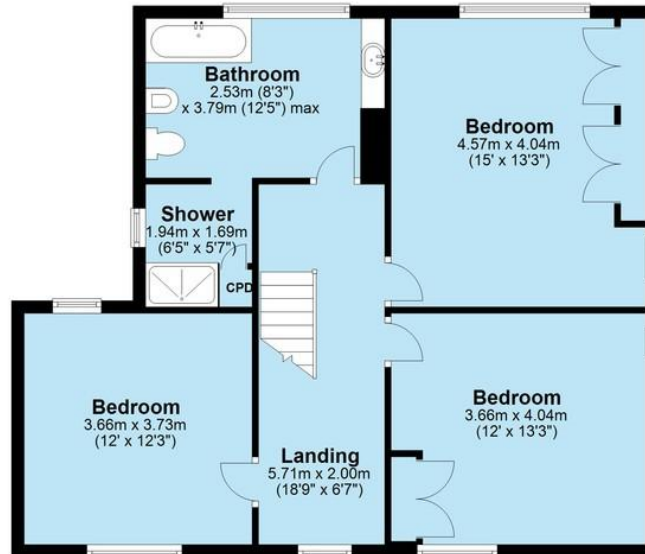




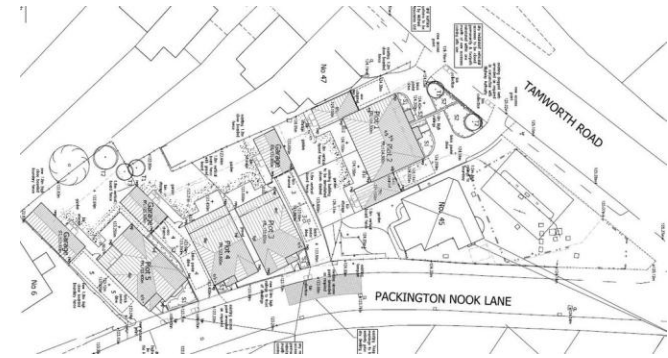
Ground Floor



First Floor



Total area: approx. 154.0 sq. metres (1657.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

8 The Pass Courtyard
43 Market Street
Ashby-De-La-Zouch
Leicestershire
LE65 1AG

www.whiteheadsestates.co.uk
info@whiteheadsestates.co.uk
01530 353170

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements