

## FOR SALE

## RESIDENTIAL DEVELOPMENT

**Grey Lodge  
717 Welford Road  
Leicester  
LE2 6HX**

**PRICE: £575,000**



- **Substantial Detached House in a Highly Desirable Location**
- **Situated on a Large Plot with P/P for 3 additional dwellings**
- **4 Bedrooms**
- **3 Reception Rooms/Study**
- **Triple Garage with Driveway**
- **Large Rear Garden with Swimming pool**

Kal Sangra - Shonki Brothers Ltd are pleased to offer this spacious 4 bedroom detached property located in a well established residential area of Knighton. The property benefits from full gas central heating, good bus routes into the city centre and excellent amenities nearby, thus making it an ideal family home or development opportunity. The property comprises of recessed porch, entrance hall, study, front sitting room, breakfast kitchen, rear lobby, boiler room, 4 bedrooms, bathroom and separate w.c. Outside the property there are large mature front & rear gardens with swimming pool, The property also features a triple garage providing ample parking for several vehicles.

The site has outline planning permission for a residential development for two semi detached properties with garages and one detached property with garage.

**Location:**

The property is ideally located in the highly desirable area of Knighton, on the corner of Welford Road and Hillcrest Road close to Asquith Way/Palmerston Way, within close proximity to Wigston Town Centre, Oadby and Leicester City Centre.

**Accommodation:**

**Ground Floor:**

**Recessed porch**

**Entrance Hall:** With doors leading to:

**Study:** 12'8 x 8'2 (3.86m x 2.49m)

**Front sitting room:** 13'0 x 17' 4 (3.96m x 5.28m)

**Rear Lounge:** 13'0 x 22' 0 (3.96 x 6.71m)

**Dining room:** 9'10 x 10' 10 (3.00m x 3.30m)

**Breakfast kitchen:** 13'5 x 18' 9 (4.09m x 5.02m)

**Rear Lobby:** With boiler room and separate wc

**First Floor:**

**Landing:** With connecting doors leading to:

**Bedroom1:** 18' x 13" (5.49 x 3.96m) having built in wardrobes

**Bedroom 2:** 13' 0" x 14' 6" (3.96m x 4.42m) having built in wardrobes

**Bedroom 3:** 10' 8" x 10'3" (3.25m x 3.12m)

**Bedroom 4:** 13' 10" x 8' 8" (4.22m x 2.64m)

**Bathroom:** Having wash hand basin, panelled bath, heated towel rail and tiled walls.

**Separate WC**

**Outside:** Extensive gardens to the rear, with swimming pool. To the front of the property is a large front garden with driveway and triple garage providing additional off road parking for several vehicles.

**Council Tax Band:** The property falls within Council tax band F which is £2184.41 /2014

**Energy Performance Certificate:** EPC Rating 37 Band F

**Viewing:** By appointment through the selling agents.

**Important Information:**

All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

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