



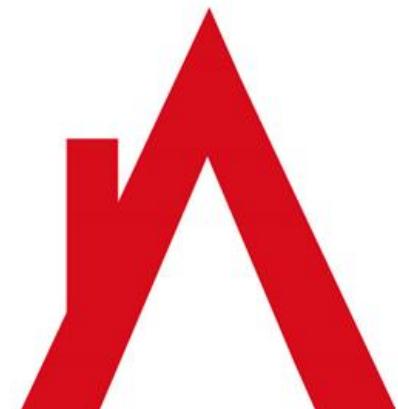
Melrose House Newton Lane

Wigston LE18 3SH

Offers in Excess of £775,000

- Substantial & Prominent Detached Property
- 6 Receptions, 8 Beds, 5 Baths
- Planning for 14 Bed Care Home (C2) above
- Detached garage with 2 Bed Flat
- Gardens to Rear
- Edge of Town Location
- Fantastic Potential - Must Be Viewed
- EPC Rating TBC

Do you have a property to sell?
Valuations are always a pleasure.
Call 0116 288 3872 to arrange yours now.



Melrose House Newton Lane

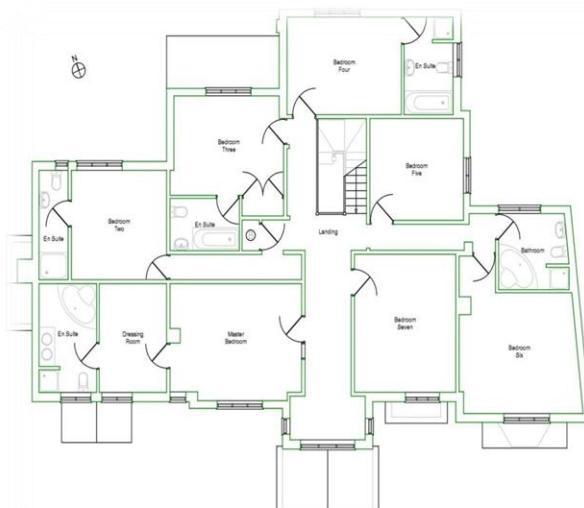
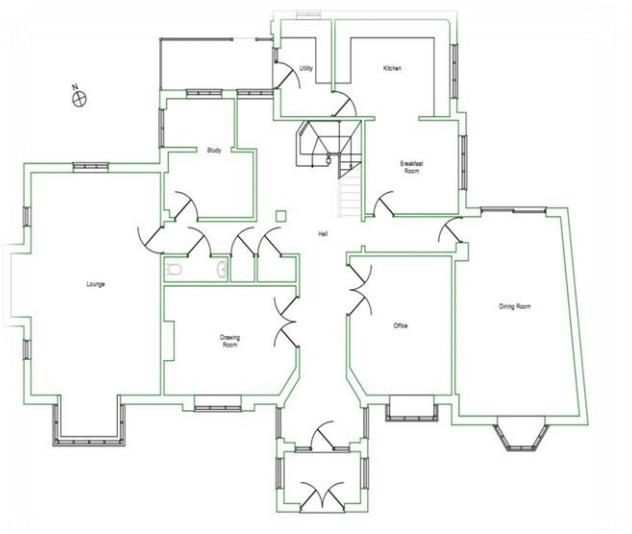
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Brief Description

An exciting opportunity to purchase a substantial detached residence with planning permission to extend and become a 14 bedroom care home for which C2 planning permission is already in place with Oadby and Wigston Borough Council (Ref. No: 19/00283/FUL). The property is to be sold as a residential property with over sized garage, which with the relevant planning consent could become either managers accommodation or further living accommodation, and ample off road parking. Planning permission is also in place to drop the kerb, move the existing gates and add off road parking to Newton Lane creating around 10 car parking spaces. The existing property comprises of: Entrance hall, Cloakroom, six reception rooms, kitchen and utility room on the ground floor, whilst on the first floor are eight bedrooms (four with ensuite facilities) and family bathroom. Please call the agents for further information and viewing arrangements.



The Area

Wigston Magna is located around 4 miles south of Leicester City Centre and around 9 miles north of Market Harborough. The location is convenient for local shops, Access to Wigston Town Centre, Leicester City Centre, Fosse Park Shopping Centre and the motorway network. Local Schools include All Saints Primary School and Abington High School.

**Need help arranging your finances?
Aston & Co Financial Services offer free, no obligation advice.
Call 0116 288 3872 to arrange your meeting**

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The Accommodation

DRAFT DETAILS AWAITING VENDOR APPROVAL

Kitchen 14' 1" x 10' 6" (4.29m x 3.20m)

Utility Room 6' 5" x 10' 6" (1.95m x 3.20m)

Breakfast Room 11' 10" x 10' 0" (3.60m x 3.05m)

Dining Room 21' 4" x 14' 1" (6.50m x 4.29m)

Study 14' 11" x 12' 9" (4.54m x 3.88m)

Bay window to front.

Drawing Room 11' 10" x 16' 5" (3.60m x 5.00m)

Downstairs W/C 2' 9" x 8' 1" (0.84m x 2.46m)

W/C, freestanding sink, tiled walls.

Annex/Bedroom 8 12' 8" x 11' 1" (3.86m x 3.38m)

Lounge 28' 6" x 16' 1" (8.68m x 4.90m)

Inglenook fireplace.

First Floor Landing

Bedroom 1 12' 8" x 16' 5" (3.86m x 5.00m)

Dressing Room 11' 11" x 8' 6" (3.63m x 2.59m)

En-Suite 11' 1" x 7' 3" (3.38m x 2.21m)

W/C, vanity sink unit, corner bathtub.

Bedroom 2 20' 9" x 14' 5" (3.27m x 4.39m)

Integrated wardrobes.

En-Suite 2 5' 4" x 8' 7" (1.62m x 2.61m)

W/C, pedestal sink, tiled flooring and walls, panel bathtub.

Bedroom 3 10' 7" x 14' 6" (3.22m x 4.42m)

En-Suite 3 10' 7" x 6' 1" (3.22m x 1.85m)

Panel bathtub, shower enclosure, w/c, pedestal sink, tiled flooring and walls.

Bedroom 4 15' 0" x 12' 9" (4.57m x 3.88m)

Bedroom 5 11' 10" x 12' 1" (3.60m x 3.68m)

En-Suite 4 11' 10" x 3' 7" (3.60m x 1.09m)

Bedroom 6 11' 0" x 11' 11" (3.35m x 3.63m)

Bedroom 7 16' 9" x 15' 2" (5.10m x 4.62m)

Family Bathroom 8' 2" x 8' 3" (2.49m x 2.51m)

Garage/Outbuilding

Kitchen 11' 8" x 13' 6" (3.55m x 4.11m)

Bedroom 2 13' 4" x 9' 4" (4.06m x 2.84m)

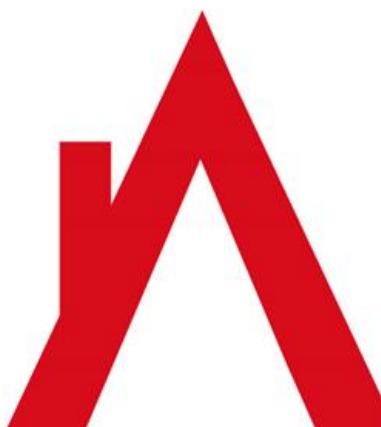
En-suite 7' 2" x 9' 8" (2.18m x 2.94m)

First Floor Landing

Bedroom 1 13' 7" x 13' 8" (4.14m x 4.16m)

Bathroom 5' 5" x 8' 1" (1.65m x 2.46m)

Do you have a property to Let?
We will have a scheme that suits your requirements.
Call 0116 288 3872 to arrange a valuation today.



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Useful Information

Energy Performance Certificate: A copy of the complete report, including recommendations, can be provided upon request. Interested parties should contact the agent.

Tenure: Freehold

Council Tax Band: F

Local Authority: Oadby & Wigston Borough Council

Viewing arrangements: Strictly by appointment with Aston & Co – Please call 0116 288 3872

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents, buyers are advised to obtain verification from their Solicitor.

You are advised to check the availability of this property before travelling any distance to view. Whilst we have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.



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