



Normanton Villa Watery Gate Lane,
Leicester,
LE9 7NU





£600,000

GENERAL

A unique opportunity to acquire a charming period house in idyllic Parkland setting with potential for further development subject to the usual consents. Normanton Villa is located in the historic hamlet of Normanton Turville and is being sold for the first time in over 60 years. The house which is set in 0.6 acres of gardens and grounds lies immediately to the East of the site of Normanton Hall originally the seat of the Turville family.

There are outstanding and far reaching country views from all the principal rooms. The house does now require some modernisation and briefly comprises on the ground floor, an open plan dining room and living room, sitting room, the former gun room/home office and a dining kitchen. On the first floor there are four double bedrooms and two bathrooms, one of which has a shower. Outside, there is a quadruple garage block, beautifully landscaped gardens with rose borders and sweeping lawns.

Normanton Villa is approached through secure electric wrought iron gates and along a private drive through parkland.



LOCATION

Thurlaston has a thriving village community with a primary school and a pub. The village is within easy reach of Leicester and there is excellent access to junction 20 on the M1.

DIRECTIONS: Approach the property from Church Street in Thurlaston, proceed out of the village and immediately after the Thurlaston Sports Club turn left into Normanton Park. Proceed through the Park and on reaching the end of the drive, turn left. At the end of this drive, you will find Normanton Villa.

THE ACCOMMODATION

The accommodation is arranged over two floors as follows. Front door opening into reception hall.

RECEPTION HALL

With oak parquet floor, open flight staircase rising to first floor.

SITTING ROOM

15'6" x 12'

There is a bay window overlooking the garden, an open fireplace with tiled surround, central heating radiator, door to the gun room/home office.

HOME OFFICE

14' x 12'

The former gun room would make a superb home office or family room. Wood block floor, central heating radiator, oil fired boiler.

OPEN PLAN DINING/FAMILY ROOM

24'4" x 14'

A very impressive space. The dining room is separated from the family room by a double fronted fireplace with a slate clad chimney breast. In the dining room there is parquet flooring and there is a bay window in the family room with window seat.

KITCHEN

17' x 11'2"

The kitchen is fitted with a comprehensive range of base and wall cabinets with polished granite work surfaces. It should be noted that the appliances are not in working order.

UTILITY ROOM

6'9" x 5'4"

With tiled floor and venting for tumble dryer. Back door to parking area. Larder cupboard.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the landing.

FIRST FLOOR LANDING

The landing is very impressive with a window overlooking the garden and views beyond. Opening off the landing are the bedrooms.

BEDROOM ONE

14' x 12'

A lovely light room as it has dual aspect windows with country views. Central heating radiator.

BEDROOM TWO

14' x 12'

Another lovely, light, dual aspect room with country views. Central heating radiator.

BEDROOM THREE

12' x 11'

Fitted wardrobes. Central heating radiator. (Measurements include wardrobes).

BEDROOM FOUR

12' x 10'9"

A good sized double bedroom with central heating radiator.

BATHROOM

Suite comprising a panelled bath, bidet, low flush lavatory, wash hand basin. Radiator.

SHOWER/BATHROOM

There is a bath, wash hand basin, low flush lavatory, shower enclosure. Radiator.

OUTSIDE

To the side of the house there is a large stoned parking area with central island opening onto which is the quadruple garage block.

GARAGE ONE

22'2" x 18'6"

GARAGE TWO

22' x 18'5"

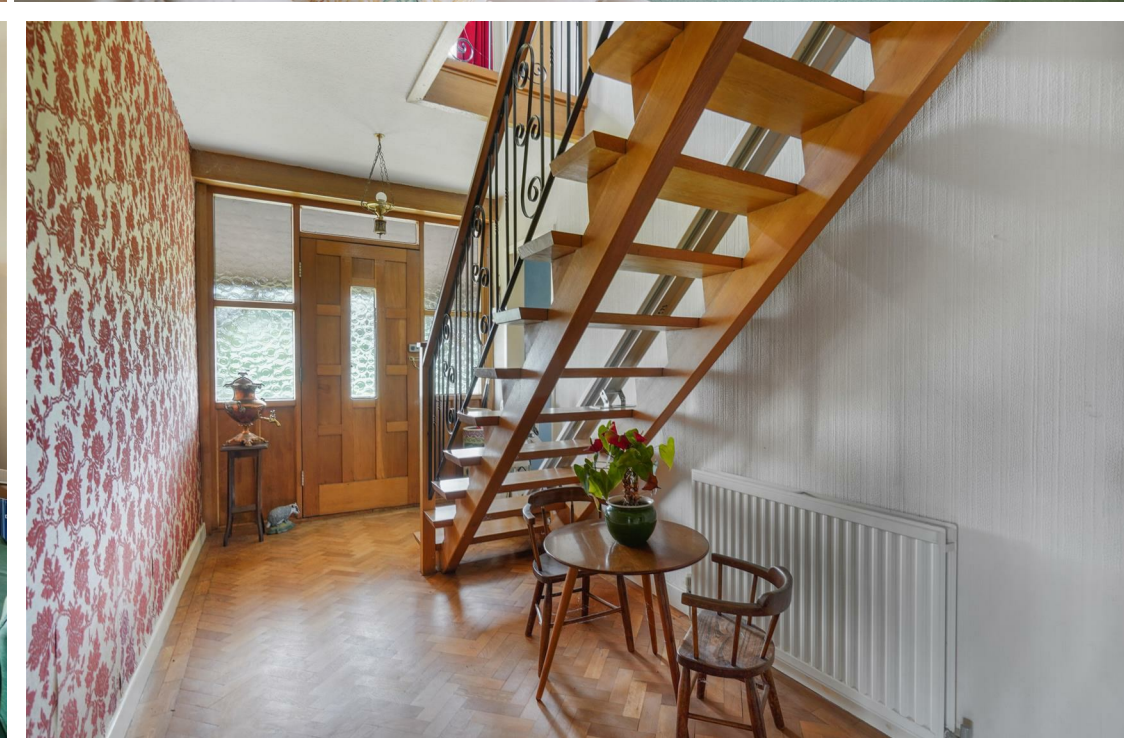
IMPORTANT NOTES

It should be noted there has recently been an insurance claim for subsidence. It is understood that the cause of the subsidence was clay shrinkage caused by some tree roots that have now been removed. Some cosmetic remedial work was required to the house but it were not carried out due to the owner's ill health. A certificate of Structural Adequacy has been produced stating that the house is stable. All the information regarding the claim and resolution, together with a schedule of works proposed for the house are available on request. The purchaser will have a right of way through North Park to access Normanton Villa.

COUNCIL TAX BAND F





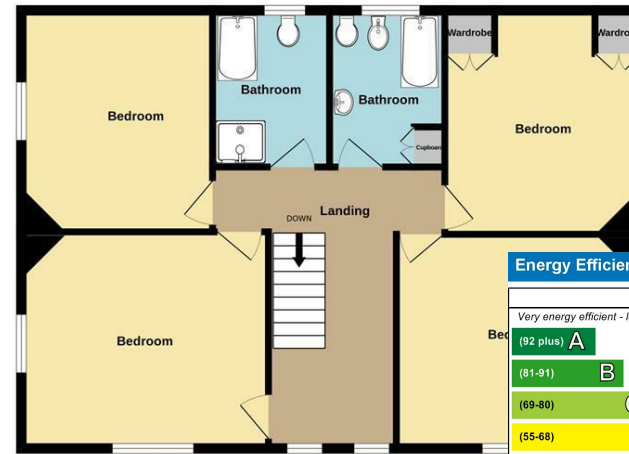




Ground Floor



1st Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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