



Normanton Cottage Earl Shilton Road, Leicester, LE9 7TG

£695,000

Normanton Cottage sits amongst mature parkland, forming part of the prestigious 'Normanton Park Farm'. Approached by an imposing driveway, which leads through rolling country estate scenery, the property sits in an elevated position, capturing fabulous views from all aspects.

Dating back to the late 1800's, and occupying a plot of approximately 1/3 of an acre, it's firmly our view, that this property has masses of potential!

The accommodation currently, briefly comprises: Entrance hallway, Sitting room, Dining room, Dining kitchen, Snug, Ground floor shower room. First Floor: Four bedrooms, and a Bathroom. Outside: Beautifully maintained area of garden, a covered Swimming pool, numerous outbuildings and garages, and a large driveway.

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Entrance Hallway
With stairs off rising to the first floor and doors to the sitting room, snug, dining room and kitchen.

Sitting Room



With windows to the front and side aspect and a feature log burning stove.

Dining Room



With a window to the front aspect and a feature fireplace.

Dining Kitchen



With windows to the side aspect and rear aspects, the kitchen is fitted with a range of eye level and base level storage units with work surfaces over and space / plumbing for a range of white goods. Doors off the kitchen lead to the utility and ground floor shower room.

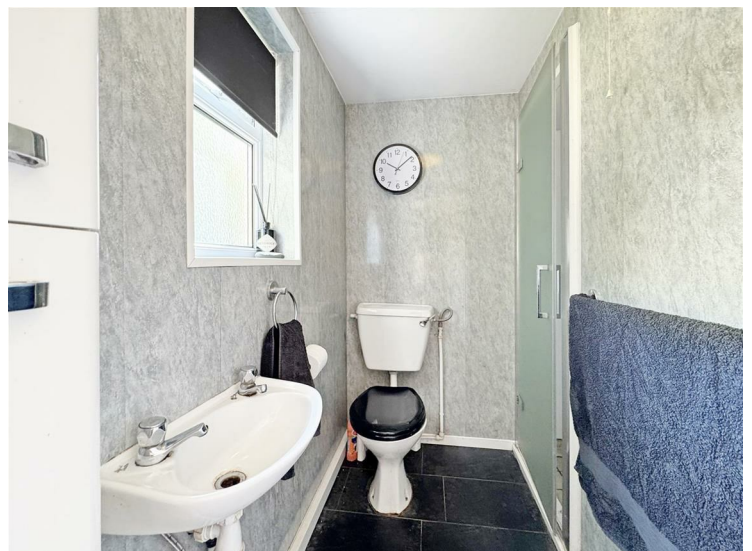
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Shower Room



Fitted with a low level w/c, wash basin and shower enclosure.

Snug



With windows overlooking the rear garden and a door to a storage area.

First Floor Landing

With doors off to all first floor accommodation.

Bedroom



With windows to the front and side aspects and a good range of fitted wardrobes and storage units.

Bedroom



With windows to the front and side aspects.

Bedroom



With a window to the side aspect.

View From Above



Bedroom



With a window to the side aspect.

Bathroom



With a window to the side aspect, fitted with a low level w/c, wash basin and a bath with shower over and glass screen.

Outside



A particular feature of this property is the plot on which it sits. The beautifully maintained rear garden is laid largely to lawn with

mature and well tended surrounding borders, a covered seating area, a vegetable patch and a covered swimming pool. To the front of the property is a large driveway and access to the various garages / storage areas,

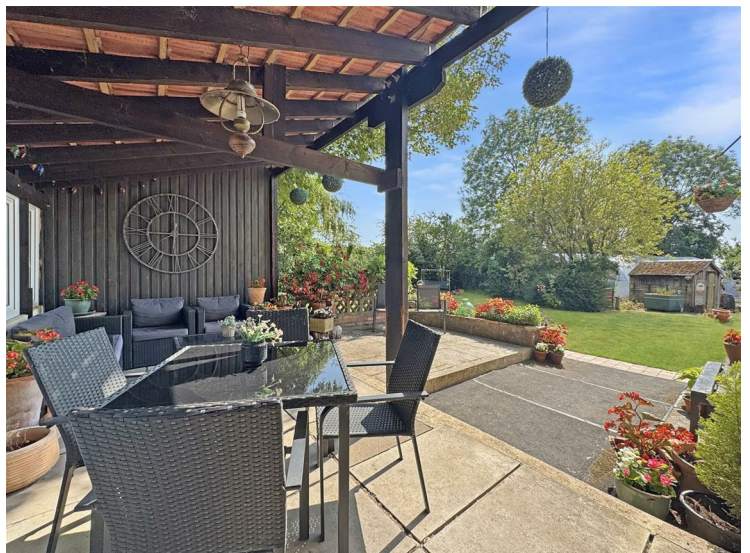
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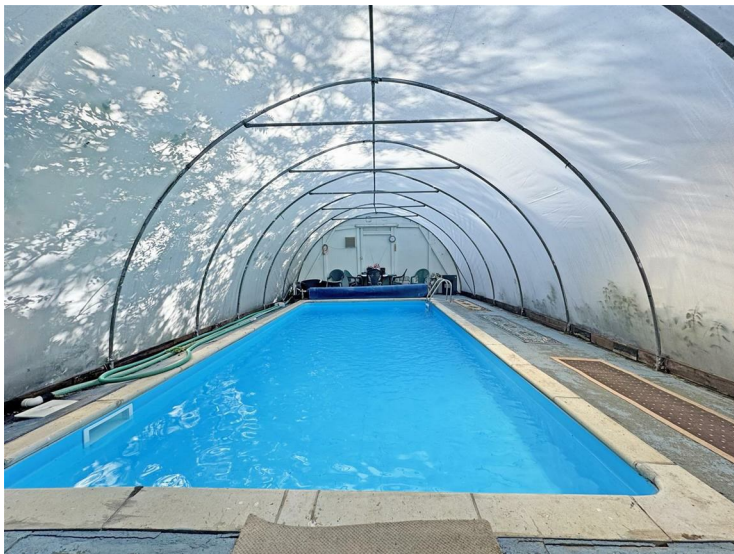
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Notice

Please note that the property has recently undergone works to rectify identified subsidence; all works were instructed by the vendor's insurance company.

Offer Procedure

If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

Mortgages

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

Thinking of Selling?

IF YOU ARE THINKING OF SELLING YOUR PROPERTY
LET OUR LOCAL KNOWLEDGE AND EXPERIENCE WORK FOR YOU!

Carlton Estates are an independent and family run estate agency specialising in the local market, having a reputation for quality, service and customer care.

We value your business and understand that selling your home is a major decision.

Our guarantee to you is that through our professionalism and attention to detail in every respect, we will endeavor to ensure the entire process is as straight forward and hassle free as possible.

10 GOOD reasons to choose Carlton Estates:

- * THE local agent
 - * FREE market appraisal
 - * REALISTIC valuations based on local market knowledge
 - * EXTENSIVE advertising for maximum exposure
 - * COMPETITIVE fees
 - * REGULAR client feedback
 - * MORTGAGE advice available
 - * NO sale no fee
 - * ACCOMPANIED viewing's where necessary
 - * INTERNET advertising to include, Rightmove, ONTHEMARKET, FindaProperty and our own www.carltonestates.co.uk
- CALL US NOW ON 0116 284 9636

Notes For Purchasers

While every reasonable effort is made to ensure the accuracy of

descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

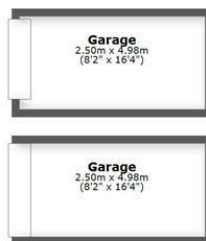
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

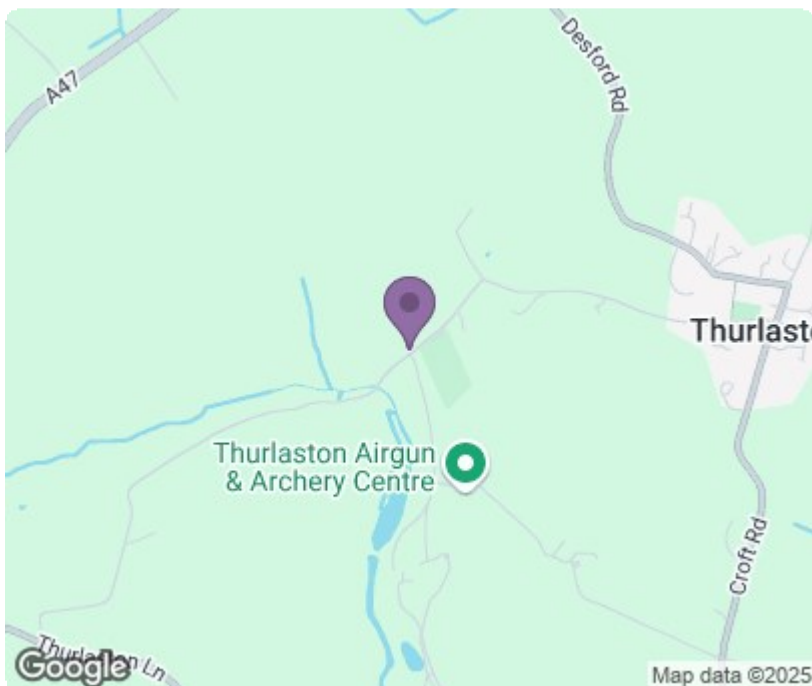
Opening Hours

MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm





Main area: Approx. 143.3 sq. metres (1541.9 sq. feet)
Plus subbuildings, approx. 62.5 sq. metres (672.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			75
		33	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	