



**NICK HUMPHREYS**

SALES · LETTINGS · STUDENT

SINCE 1986

**Moor Lane, Normanton On Soar, LE12 5HD**

**£349,950**



## 9 Moor Lane, Normanton On Soar, LE12 5HD

A beautifully presented three-bedroom, extended semi-detached family house with no upward chain.

Nestled in the popular village of Normanton on Soar, this immaculate home boasts gas central heating, UPVC double-glazed windows and doors, and open panoramic views across fields at both the front and rear. The property features an entrance hall, a downstairs WC, a lounge, and a superbly lit kitchen/dining area on the ground floor. The first floor houses a spacious landing, three generous bedrooms, and a family bathroom. A standout aspect of this home is its gardens.

The property offers a block-paved front driveway with space for up to four vehicles, a tandem-length garage, and a large rear garden. The garden features a covered entertainment/BBQ area complete with a pizza oven, an extensive patio and lawn, a vegetable patch, and a summerhouse.

This opportunity is not to be missed. Call us today for a viewing – it's essential!



### **Entrance Hall**

Upvc door to the front, radiator, understairs pull out storage.

### **Lounge**

Radiator, Upvc window to the front , feature fireplace.

### **Kitchen Area**

With built in AEG oven, whirlpool hob, built in dishwasher, plumbing for a washing machine, an extensive range of fitted cupboards and work tops. breakfast bar and radiator.

### **Dining Area**

Double doors to the rear garden, radiator and study area.

### **Downstairs WC**

wash hand basin and low flush wc

### **Landing**

loft access with combi boiler, radiator

### **Bedroom One**

Radiator, Upvc window to the front.

### **Bedroom Two**

Upvc window to the rear and radiator.

### **Bathroom**

Spacious fully tiled family bathroom with a four piece suite including, low level wc, pedestal wash hand basin, panelled bath with waterfall taps, shower area/wet area with fitted electric shower. Upvc window to the front and side.

### **Bedroom Three**

Radiator and Upvc window to the rear.

### **Outside**

#### **Front garden**

Block paved driveway for up to 4 vehicles, small garden area.

#### **Tandem Length Garage**

concrete section construction, power and light.

#### **Gated Rear Garden**

with pedestrian gated access, fish pond, block paved patio, outside power and lights, extensive lawned area, further vegetable area with raised borders.

### **Entertainment/BBQ Area**

With a large covered sitting/ entertainment area including a pizza oven, power and light.

### **Summer House**

with doors and window to the side

### **AGENTS NOTE**

Please note this fantastic opportunity to live in the popular village of Normanton On Soar has NO UPWARD CHAIN.

### **Tenure**

Freehold

### **Council Tax Band**

Rushcliffe Borough Council

Council Tax Band : B

### **Viewings**

Please contact Leanne, Louise, David, Henry, Katie, Danni, Ben or Naomi at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

01509 260606 or [loughborough@nickhumphreys.co.uk](mailto:loughborough@nickhumphreys.co.uk)

### **Services**

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by Nick Humphreys Estate & Letting Agents, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

### **Valuations**

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

### **Fixtures, Fittings & Appliances**

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

### **Photographs**

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

### **Measurements**

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

### **Money Laundering**

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

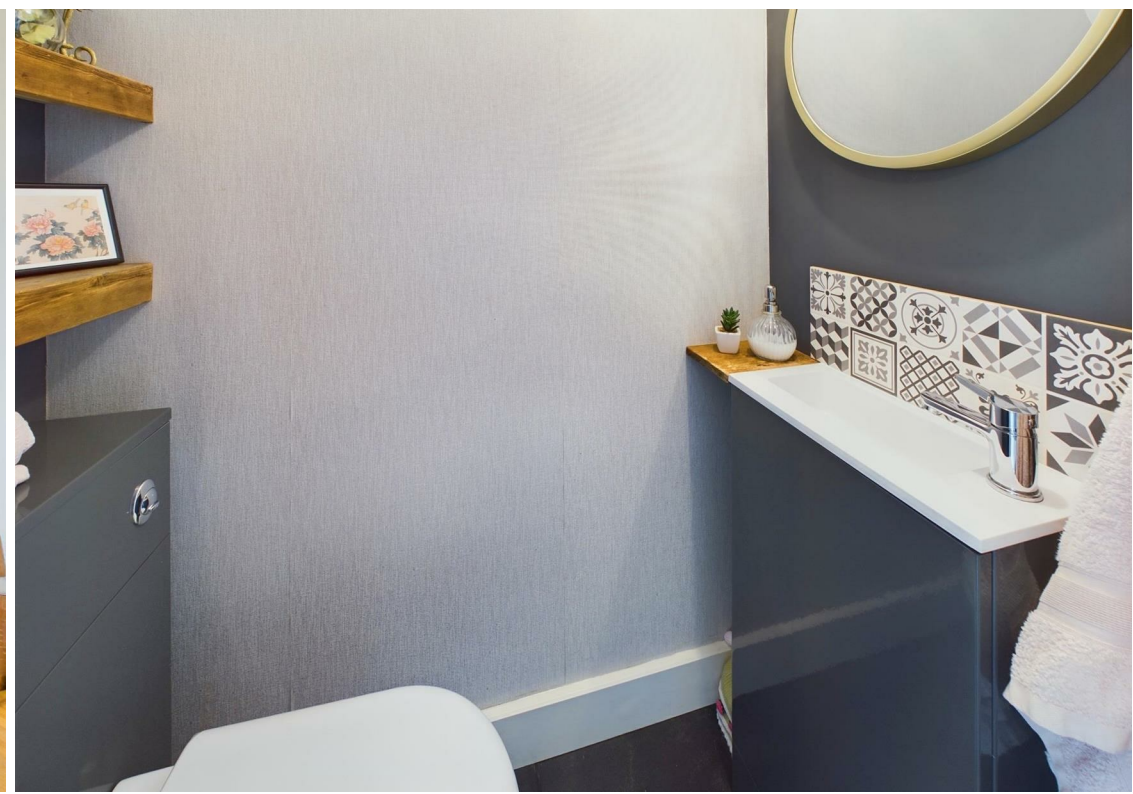
### **General Note**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

### **Hours Of Business**

Our office is open Monday to Friday 9am till 5.30pm and Saturday, 9am till 4pm.











Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
963.71 ft<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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