



NICK HUMPHREYS

SALES · LETTINGS · STUDENT

SINCE 1986

Main Street, Normanton on Soar, Leics, LE12 5HB

£785,000

43 Main Street, Normanton on Soar, Leics, LE12 5HB

Welcome to this charming detached house located on Main Street in the picturesque village of Normanton On Soar, Loughborough. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With five bedrooms, there is ample space for everyone in the household to have their own sanctuary.

The gardens extend to approximately .32 of an acre and make a beautiful oasis to relax within backing onto fields.

The house features two well-appointed bathrooms along with stairs access as well as a lift to the first floor ensuring convenience and comfort for all residents. Parking is a breeze with space for many vehicles, making coming home after a long day out a stress-free experience.

Imagine the possibilities this property holds - from cosy family gatherings in the reception rooms to peaceful nights in the generously sized bedrooms. The quaint village setting adds to the appeal, offering a tranquil escape from the hustle and bustle of city life.

Don't miss out on the opportunity to make this delightful house your new home. Contact us today to arrange a viewing and start envisioning the life you could lead in this wonderful property on Main Street.



Entrance Hall

High vaulted ceiling, UPVC door to the front, two windows to the side and radiator.

Cloakroom

UPVC window to side low level WC, wash hand basin, UPVC window to side and tiled floor.

Sitting Room

UPVC bay window to front, radiator, feature fireplace with gas fire, fully operational lift to the first floor fifth bedroom.

Breakfast Kitchen

With an extensive modern range of fitted cupboards and granite worktops .single drainer sink unit, built in fridge, neff oven and warming draw, extractor hood and electric hob. Tiled floor, radiator and Upvc window to rear and patio doors to rear.

Utility Room

Fitted modern cupboards, central heating boiler, plumbing for a washing machine, single drainer sink unit, upvc window and door to the rear garden.

Separate Dining Room

UPVC bay window to the front, Beamed ceiling and radiator.

Lounge

with double doors, Upvc bay window to the front, two radiators, feature fireplace and beamed ceiling.

Spacious Landing

Bedroom One

Two UPVC windows to front with an extensive range of quality fitted wardrobes and cupboards.

En Suite bathroom

Panelled bath, low level wc, pedestal wash hand basin, Upvc window to rear, tiled floor and walls.

Bedroom Two

UPVC window to the front, radiator.

Bedroom Three

UPVC window to the rear, fitted wardrobes radiator and loft access.

Bedroom Four

UPVC window to the rear fitted wardrobes and radiator.

Family Bathroom

With three piece suite comprising low level WC, vanity wash hand basin, fitted shower cubicle tiled floor and walls, towel radiator.

Bedroom Five

UPVC window to front and rear, lift from lounge, fitted wardrobes and cupboards, radiator.

Outside

The house stands upon a total plot of .32 acre

Front Garden

situated behind a high conifer hedge to provide maximum privacy. Extensive pavioured driveway leading to the rear garden and double garage providing ample vehicle standing

Side Compound Area

To the side/rear of the property is a gated area with block paving.

Beautifully Presented Rear Garden

A particular feature of this home is the large garden, being landscaped with well stocked mature flowering and shrub borders backing onto fields. There is a useful potting shed and timber summerhouse. There is an outside tap and outside lighting.

Detached Double Garage

A substantial garage with power and light.

Tenure

Freehold

Council Tax Band

Rushcliffe BC

Council Tax Band : G

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

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.

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.

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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⁽¹⁾
2144.55 ft²

Reduced headroom
31.1 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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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