



**NICK HUMPHREYS**  
SALES · LETTINGS · STUDENT

SINCE 1986

**Main Street, Normanton On Soar, LE12 5HB**

**£479,950**

### Entrance Hall

Door to the front, oak floor radiator and built in cupboard.

### Fitted Kitchen

Upvc window to side, an extensive range of fitted cupboards and worktops, built in oven oven, hob and extractor hood. Tiled floor, single drainer sink unit, built in dishwasher and fridge.

### Lounge

Feature brick fireplace with open feature fire, 2 Upvc windows and a radiator.

### Bedroom Three

radiator, Upvc window.

### Bedroom Four / Reception Room

radiator and patio doors to rear.

### Family Bathroom

Upvc window to side, 3 piece suite comprising low level wc, pedestal wash hand basin, panelled bath with electric shower over tiled floor and built in cupboard.

### Bedroom Five

upvc window to side and radiator

### Dining Room

Upvc window to side and front, radiator.

### Conservatory

Upvc windows to front, and sliding doors.

### First floor

### Spacious Landing

Loft access, 2 velux windows to side and eves storage space.

### Bedroom One / Reception Room

Another flexible room that can be utilised as a bedroom or a reception room. 4 velux windows, 2 radiators, Upvc eindow to rear and french doors to the rear enjoying fabulous garden and field views.

### Jack & Jill Shower Room

Which has access doors from bedrooms 1 and 2, low level wc, seperate shower cubicle, pedestal wash hand basin, radiator, built in airing cupboard housing ideal central heating boiler. Tiled floors and walls.

### Bedroom Two

Upvc window to front an extensive modern range of fitted wardrobes and cupboards. Radiator.

### Outside

### Front Garden

Deep lawned front garden, ample off road parking for several vehicles.

### Large Single Garage

with metal up n over door, power and light.

### Single car port

providing covered standing area.

### Side Garden

lawned area and patio

### Rear Garden

Mainly laid to lawn, patio, flowering and shrub borders. The garden has a high degree of privacy backing on to fields.

### Tenure

Freehold

### Council Tax Band

Charnwood Borough Council

Council Tax Band : E

### 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.

### 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 particul outline only fo contract. Inter as statements inspection or c employment h warranty in re

### Hours Of Bus

Our office is c till 4pm.

