



Smiths  
your property experts

# Main Street

## Normanton on Soar

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- Spacious and deceptive detached home
- Beautiful and rare position in this sought-after village
- Driveway providing ample parking and two covered carports
- Landscaped and manicured gardens with countryside views
- Main bedroom suite with doors onto the rear terrace
- Four reception rooms include a kitchen/breakfast room
- Versatile floor area extending to circa 2,158 square feet

### General Description

Smiths Property Experts offer to the market this spacious and deceptive detached home, providing an impressive 2,158 square feet of comfortable and well-apportioned accommodation. The property is situated in a beautiful and rare position in the heart of the sought-after village of Normanton on Soar.

Normanton on Soar is a pretty and well-located village located 3 miles north of Loughborough town centre. The village sits on the banks of the River Soar and affords beautiful countryside and river walks in all directions. The village boasts a well-thought-out public house, The Plough, a village primary school, and an excellent community that centres around the village hall. Conveniently located for commuters, the village is a 5-minute drive from Loughborough station and gives direct rail access to London St Pancras (circa 80 minutes), Leicester, and Nottingham.







## The Property

Deceptive from the road, this comfortable family home offers an impressive 2,158 square feet of accommodation, gas centrally heated and uPVC double glazed, with excellent flexibility for the eventual purchaser. There are bedrooms upstairs and down, and no less than four separate reception rooms including the kitchen/breakfast room.

In brief, expect to find an entrance hall, a WC, a utility room, a large formal sitting room with a gas fire, a dining room, a wonderful kitchen/breakfast room, and a pretty conservatory, a space that opens from both the kitchen and sitting room for parties or entertaining. To the rear of the ground floor are three double bedrooms and a family bathroom. Of particular note is the impressive main bedroom that opens via glazed doors onto the rear terrace outside and boasts a dressing room and en-suite bathroom. There are stairs to the first floor, providing potentially two bedrooms, work-from-home space, or offices. The property provides a wealth of accommodation that is unparalleled for this price point in the vicinity.



## The Outside

The property occupies generous grounds, private and gated from Main Street and behind a mature hedgerow. There is a landscaped private driveway to the front providing ample parking, a covered carport parking to either side, and mature green borders. To the rear are totally private manicured gardens with views out across open countryside. The gardens are landscaped with a wonderful, covered seating terrace, pathways, beds and borders, and a mature central lawn.





## Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: E.

Local Authority: Rushcliffe Borough Council.

## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

## Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 2158 sq.ft. (200.5 sq.m.) approx.

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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