



Smiths  
your property experts



# Moor Lane

Normanton on Soar

- No upward chain
- Smart and modern cottage in a lovely position
- Rural views to the front and rear
- Three bedrooms and a family bathroom
- Open-plan downstairs layout
- Off-road parking and private rear gardens
- Green space to the front of this quaint development
- Well-placed village surrounded by countryside

## General Description

Smiths Property Experts offer to the market with no upward chain and vacant possession this delightful modern three-bedroom cottage set back from the street in the sought-after village of Normanton on Soar. The property is well cared for and presented in liveable and clean condition, boasting off-road parking and wonderful countryside views to the front and rear.







## The Property

Internally, the cottage has uPVC double glazing and gas central heating. Presented in clean and liveable condition throughout, expect to find accommodation laid over two floors and extending to approximately 925 square feet.

In brief, the accommodation comprises an entrance hall, a WC, a large open-plan living space with a sitting room, and a kitchen/diner with direct garden access. The kitchen is fitted in a modern shaker style. Upstairs are three bedrooms (two large doubles) and a family bathroom.

## The Outside

The property is situated in a small development which is set back from the street behind a green space. There is off-road parking to the front of the property and a useful lockable store cupboard next to the front door. To the rear, the gardens are low maintenance, private, and boast a lovely aspect with open countryside views beyond.

## The Location

Normanton on Soar is a pretty and conveniently placed village located 3 miles north of Loughborough. The village sits on the banks of the River Soar and affords beautiful countryside and river walks. There is a well-thought-of public house, a primary school, and an excellent community that centres around the village hall. Conveniently located for commuters, Loughborough train station is within a five-minute drive and gives direct rail access to London St Pancras, Leicester, and Nottingham.







## Property Information

EPC Rating: D.

Council Tax Band: B.

Local Authority: Rushcliffe Borough Council.

## Important Information

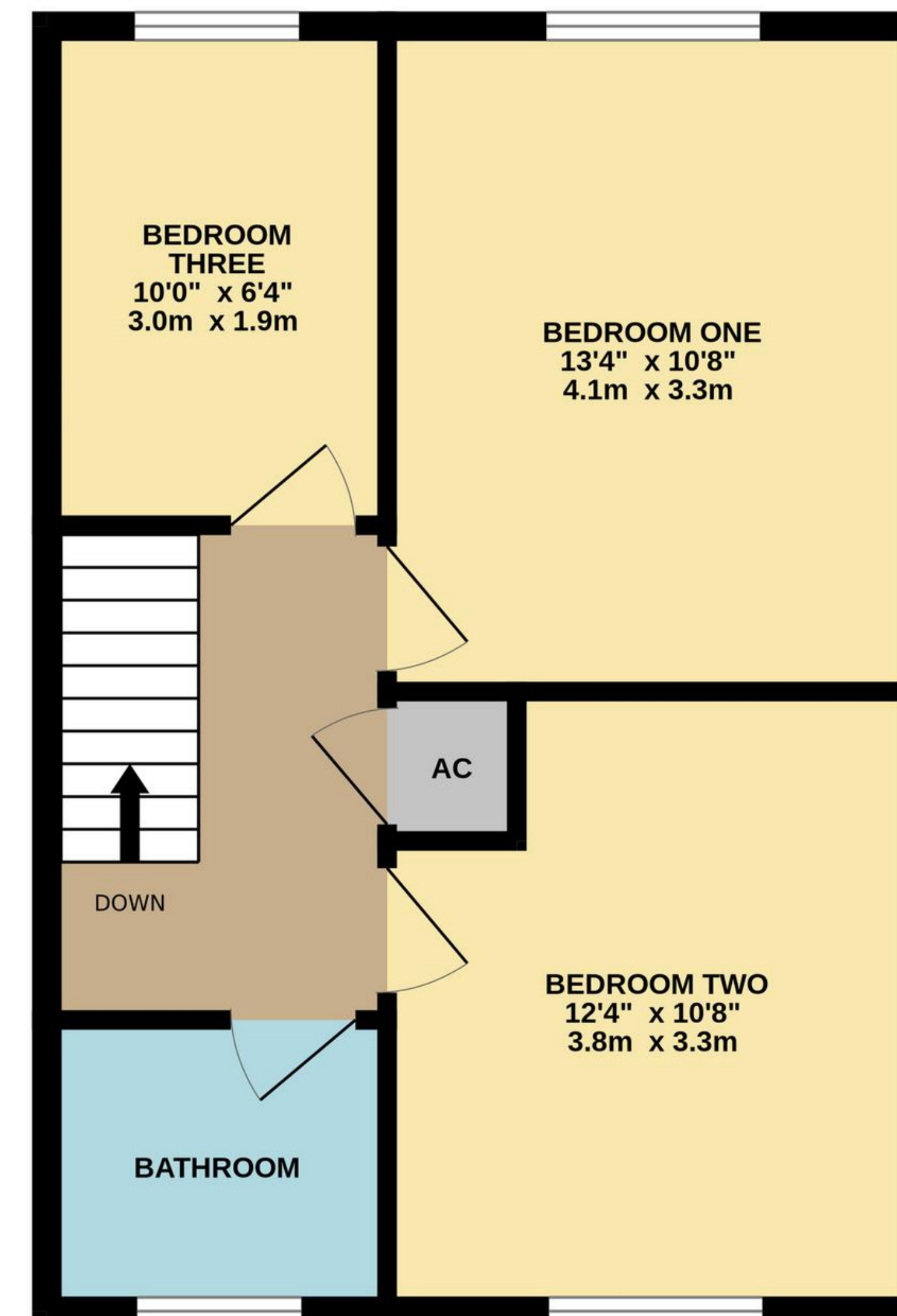
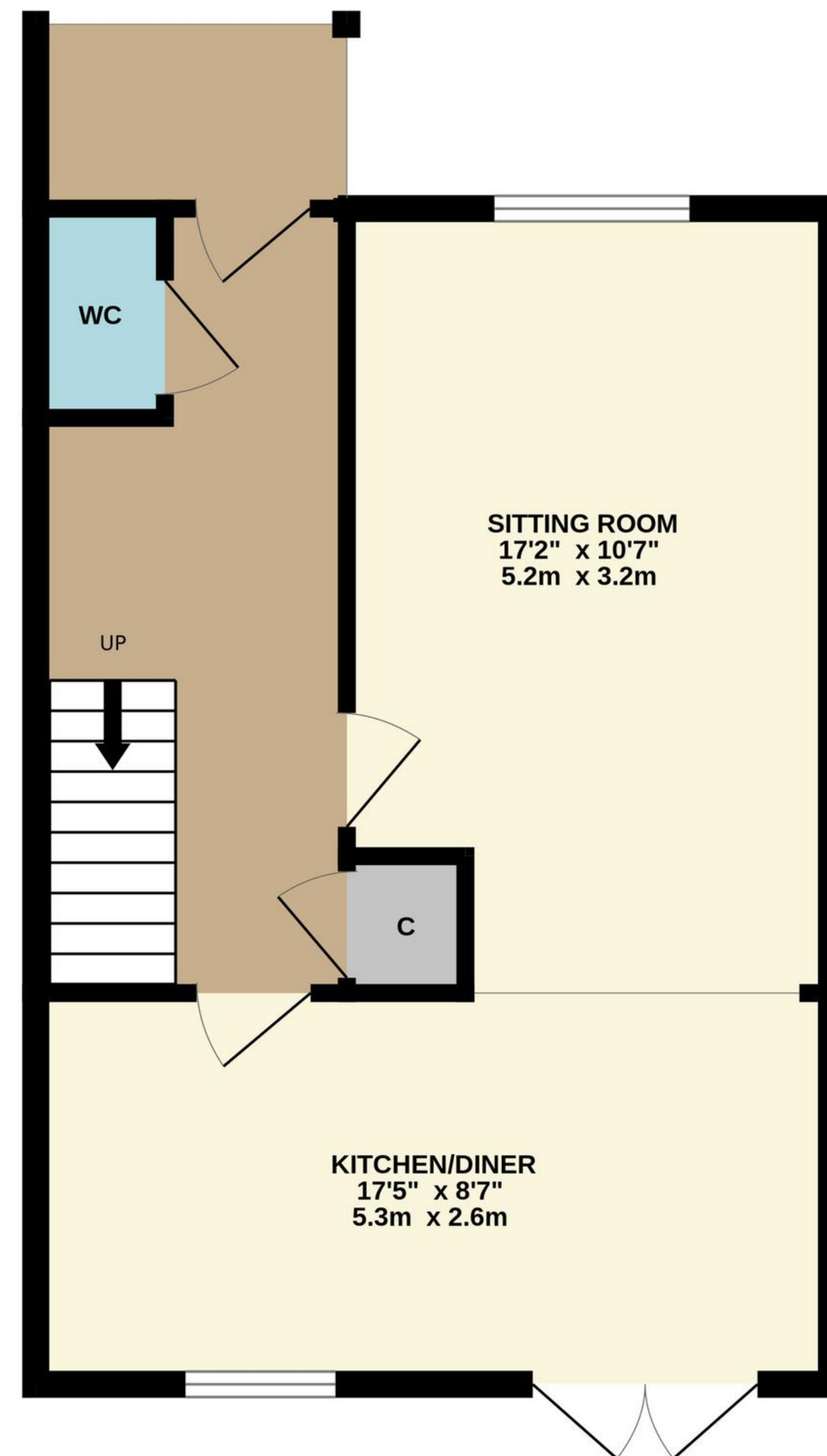
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## Smiths Property Experts

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 : 925 sq.ft. (85.9 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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