



Far Lane, Normanton On Soar, LE12 5HA

**ANDREW
GRANGER & CO**

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Property Description

Andrew Granger are pleased to bring to the market, this delightful detached bungalow, set on a generous plot and benefits from open views to the rear. Ideal for those seeking a comfortable and versatile home, this property is well-proportioned and thoughtfully laid out.

Upon entering, you are greeted by an entrance hall, leading to a kitchen/diner with convenient utility room off. The ground floor accommodates two bedrooms and a bathroom. Offering ample living space, the living room provides a retreat, while the dining/summer room at the rear of the property makes an excellent space for entertaining or enjoying the garden views. This property offers an abundance of potential and is sure to appeal to those seeking a retreat with ample outdoor space. Viewing is highly recommended to fully appreciate the charm and potential of this lovely home.

Upstairs, you will find a third bedroom along with a second bathroom, perfect for guests or additional family members.

The front of the property is predominantly laid to lawn, complemented by mature planting, creating a welcoming curb appeal. Accessed via a gate, the driveway leads to a garage, providing plenty of off-road parking and or a secure storage space.

To the rear, the expansive, well-established garden is a true highlight. Featuring a variety of mature plants, greenhouses, and sheds, it offers a wonderful outdoor space for gardening enthusiasts and a patio seating area perfect for alfresco dining as well as the benefit of an outside W.C. The orchard area is a special feature, boasting a variety of fruit trees, while the open views to the rear provide a serene setting.





Key Features

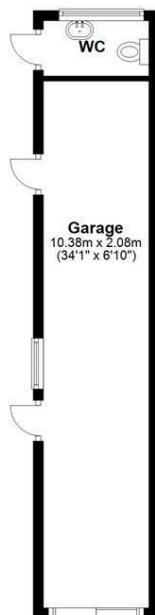
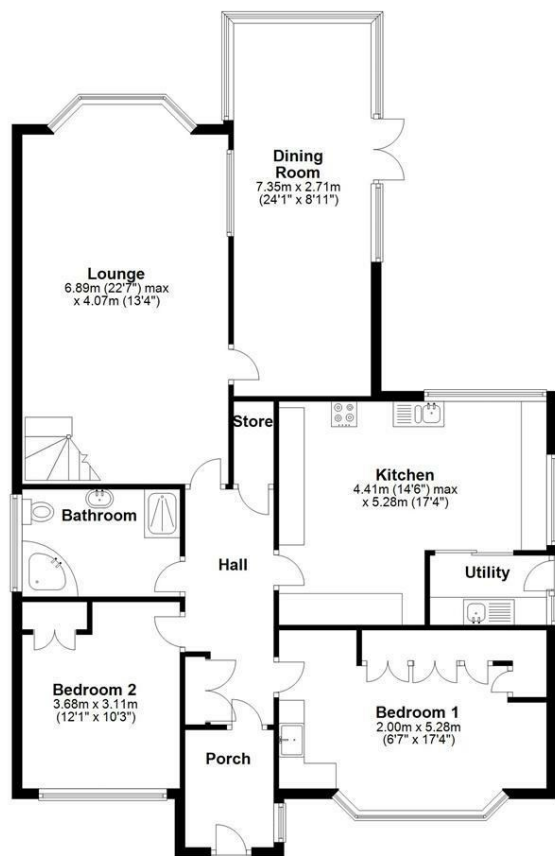
- NO UPWARD CHAIN
- Good-sized garden
- AMPLE PARKING & GARAGE
- Three bedrooms
- TWO BATHROOMS
- Dining/Summer Room
- VIEWING ADVISED.

**Guide Price
£500,000**



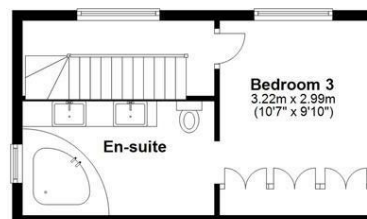
Ground Floor

Approx. 148.1 sq. metres (1594.5 sq. feet)



First Floor

Approx. 26.4 sq. metres (284.4 sq. feet)



Total area: approx. 174.6 sq. metres (1878.9 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.



EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority
Rushcliffe Borough Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To view this property please contact our Loughborough (Sales) office on 01509 235534

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