

Main Street

Normanton On Soar, Loughborough, LE12 5HB

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Offers In Excess Of £575,000

A simply stunning home, providing a wealth of versatile living accommodation, a truly spectacular garden and ample parking, nestled within the highly sought after village of Normanton on Soar, only a short distance from major conurbations and transport links.

This wonderful home would make an ideal purchase for professional couples, families or those looking to downsize.

Normanton on Soar is a beautiful village nestled on the outskirts of the nearest major conurbations of Loughborough and East Leake (both approx. 4 miles away). The village is well serviced with amenities including Normanton on Soar Primary School, The Plough Inn, Village Hall and Soar Boating Club.

The property is ideally located for commuter access to the M1, M42 and A46. Loughborough Railway Station offers links to London and Edinburgh. East Midlands Airport is only 15 minutes away by car. Public transport is catered for by the community Soar Valley Bus.

Further amenities such as secondary schooling, shops, supermarkets, pubs and restaurant can be found in Loughborough and East Leake (both 10 minutes away by car), as well as the nearby Wolds villages. There are also plenty of green spaces for walking and cycling.

The accommodation; three bedrooms, family bathroom, separate W.C., ground floor W.C/utility room, lounge, breakfast kitchen, large study and extended formal dining room/family room.

Externally, the garden is a fantastic size (plot measuring approximately $\frac{1}{4}$ acre), beautifully planted, not overlooked and backing on to a lovely open aspect, making it the perfect place to relax or entertain. The summerhouse, with its own electricity supply and lighting, and sheds are available by negotiation. To the front, the driveway offers ample parking for several vehicles.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Rushcliffe Borough Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/29082025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof/ source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





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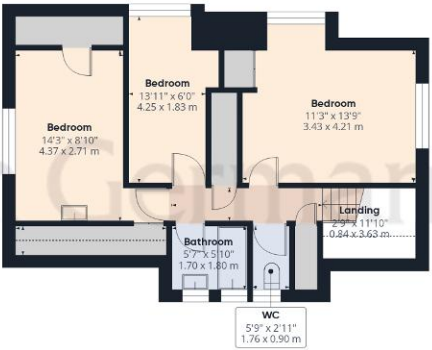
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Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1747 ft²

162.3 m²

Reduced headroom

18 ft²

1.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Ground Floor Building 2



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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