



Moor Lane,
Normanton on Soar



£340,000

- SEMI DETACHED HOME
- THREE BEDROOMS
- EXTENDED ACCOMMODATION
- OPEN FIELD VIEWS
- HIVE HEATING SYSTEM
- FEATURE LIVING KITCHEN DINER
- FREEHOLD
- EPC rating D



A delightful setting for this deceptive extended three bedroom semi detached family home that has excellent communication links and an impressive size plot with a feature garden including entertainment area and open field views to the front and rear.

The property has been extended at the front creating extra hallway space and an enlarged bathroom whilst at the rear a substantial alteration with an 'L' shaped extension to create an open plan living kitchen diner.

Initially on entry the hallway has a storage cupboard with on trend gloss double doors, oak effect flooring, period style vertical radiator with thermostatic control with storage beneath the stairs with Ingenius pull out system. The wc is a relatively recent addition and has dual flush, a rectangular wash hand basin with encaustic style splashbacks. The property also benefits from a Hive heating system.



The lounge has a decorative fireplace with accent wall decoration including integrated shelving. Whilst at the rear of the residence has the feature living kitchen diner which is split in to three distinct areas. To the kitchen section, a contemporary fitted kitchen with black gloss storage units, larder cupboards in a matt finish with half cup handles. integrated appliances include a four ring induction hob with electric oven beneath, dishwasher, combination microwave oven, plumbing for washing machine, space for an American style fridge freezer with cold water feed. LED lighting and an attractive white ceramic sink unit with views of the patio area, garden and fields beyond. To the dining section the luxury bevelled edge vinyl flooring continues, the living section has a pair of double doors out to the garden and side elevation window making for a light, bright and airy space.

On the first floor, the main bedroom has a front aspect with the aforementioned field views, smart neutral wall decoration with accent wall and panelling. The second double bedroom has a rear aspect with views of the garden and fields beyond as does bedroom number three.

The bathroom benefits from the front extension and there is a four piece suite with dual aspect, bath and shower area have mosaic floor tiles and is yet another feature of the property.

Outside at the front, the block paved driveway allows off road car parking for three vehicles and then there is the detached tandem garage which is segregated and is currently utilised as a gym/home office in part. After the garage, the entertainment area is fully enclosed with Venetian fencing in part, pitched polycarbonate roof, built in wood burning pizza oven. Adjacent to this is a raised pond and patio, lawned garden followed by pea gravel, to the very rear of the garden is the summer house and store. Special reference should be made to the title plan to fully appreciate the size of plot and its location.

Loughborough train station is five minutes drive away, equally the same time to get to the M1 via Kegworth.

To find the property, from Loughborough town centre proceed along the A6 Derby Road passing through the village of Hathern. Turn right at the last set of traffic lights on to the A6006 towards Zouch, pass over the river and take the next turning on the right hand side into Normanton On Soar, the property is then on the left identified by the agent's 'For Sale' board.



HALL 5m x 2m (16'5" x 6'7")

LOUNGE 4.26m x 3.69m (14'0" x 12'1")

LIVING KITCHEN DINER 5.89m x 6.08m (19'4" x 19'11")

BEDROOM ONE 3.85m x 2.8m (12'7" x 9'2")

BEDROOM TWO 3.32m x 2.85m (10'11" x 9'5")

BEDROOM THREE 2.75m x 1.91m (9'0" x 6'4")

BATHROOM 3.42m x 2.01m (11'2" x 6'7")





SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Rushcliffe Borough Council - Tax Band B.

DISCLAIMER

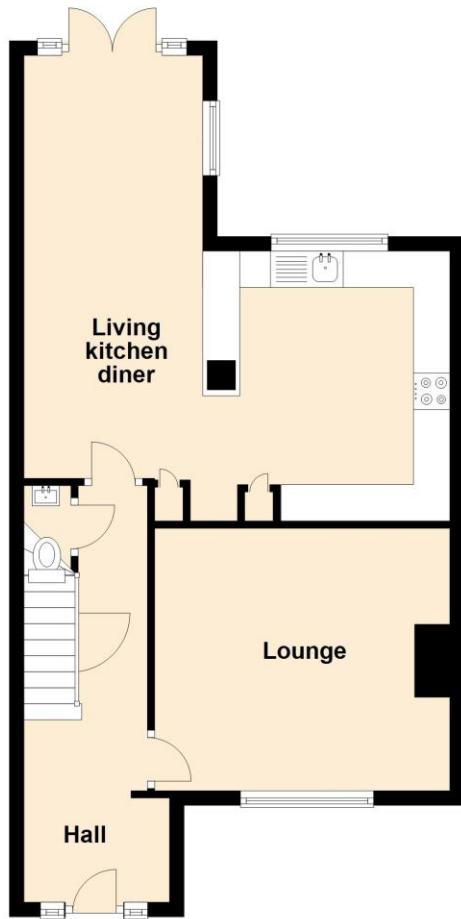
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

Ground Floor

Approx. 53.0 sq. metres (570.8 sq. feet)

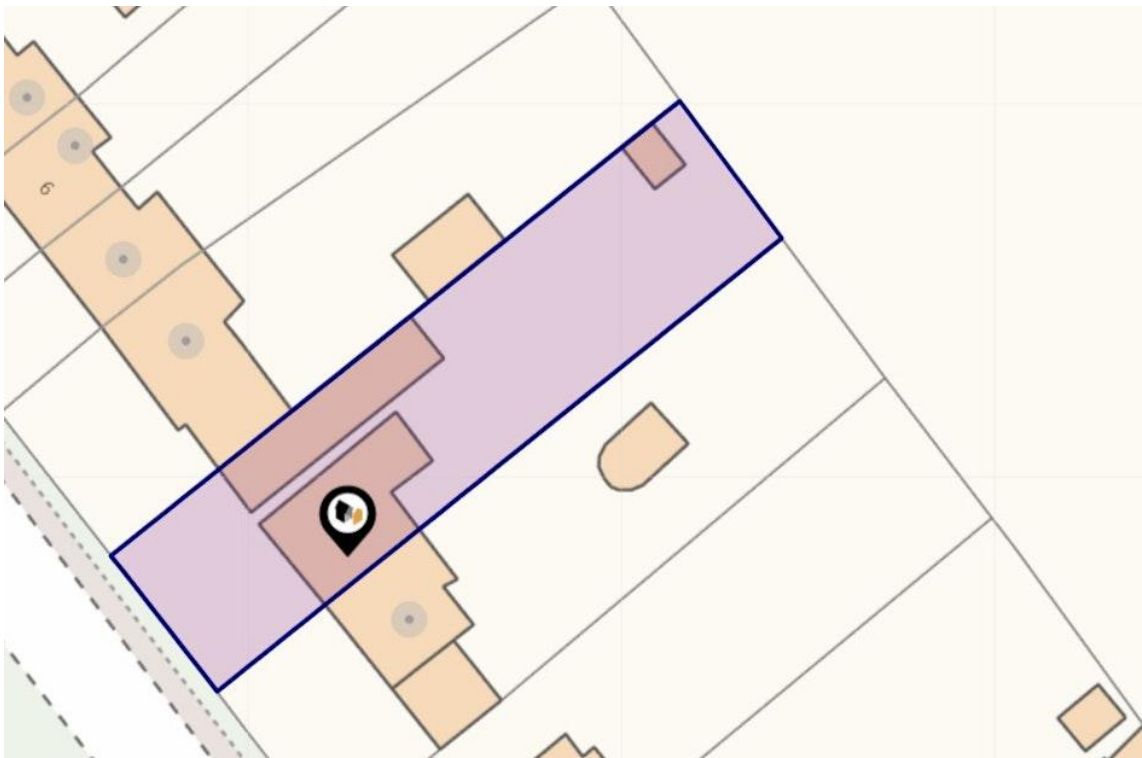


First Floor

Approx. 35.5 sq. metres (382.1 sq. feet)



Total area: approx. 88.5 sq. metres (952.9 sq. feet)





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