



Main Street,
Normanton on Soar



£450,000

- FOUR BEDROOM DETACHED
- EXTENDED ACCOMMODATION
- APPROXIMATELY 2,200 SQUARE FEET
- PRIVATE REAR GARDEN
- OPEN FIELD VIEWS
- VERSATILE LAYOUT
- FREEHOLD
- EPC rating D



This deceptive substantial individual residence is approximately 2,200 square feet in size and has a private rear garden that backs on to open fields. Normanton village is well regarded for its rural setting and excellent communication links.

The side entry hallway leads to the lounge which has a dual aspect with both front and side elevation glazing and a day room links the lounge with the kitchen diner. The day room has central heating, tiled floor and double doors out to the front garden and driveway.

The kitchen diner has a range of storage units, space for a range cooker and there is a separate utility which has further storage cupboard units, plumbing for a washing machine, second oven and sink unit.

The main bedroom which has its own dressing room and four piece en-suite, with French doors out to the patio and garden beyond. Bedrooms two and three at ground floor are both doubles and have the same elevation aspect whilst the dining room could easily be another bedroom or family room.

The family bathroom has a four piece suite including shower cubicle and there is an additional WC opposite adjacent.



At first floor there are two further bedrooms, the landing provides a study area and the floorplans are a conservative estimate of the size whereby there's lots of storage into the eaves not shown by the floorplan.

Outside at the front, the driveway provides ample off road car parking and is low maintenance. At the rear, there's a paved patio and picket fence enclosing an area of lawn. To the right hand side a timber pergola and paved area, the garden is private and not overlooked from beyond. A site visit is essential to fully appreciate the size of accommodation on offer.

To find the property, from Loughborough town centre proceed along the A6 Derby Road. Pass through the village of Hatherne and then at the traffic lights turn right onto the A6006 Zouch Road. Pass through Zouch over the River Soar and then at the next junction turn right into Normanton on Soar. Follow round the double bends and go past the school whereby the property is situated on the right hand side identified by the for sale board.

LOUNGE 5.19m x 3.68m (17'0" x 12'1")

DAY ROOM 7.23m x 3.12m (23'8" x 10'2")

DINING ROOM/BEDROOM 4 5.18m x 2.89m (17'0" x 9'6")

KITCHEN DINER 5.93m x 3.17m (19'6" x 10'5")

UTILITY ROOM 2.52m x 2.2m (8'4" x 7'2")

BEDROOM ONE 5.92m x 3.33m (19'5" x 10'11")

EN-SUITE 2.38m x 2.39m (7'10" x 7'10")

DRESSING ROOM 2.39m x 2.08m (7'10" x 6'10")

BEDROOM TWO 3.83m x 2.66m (12'7" x 8'8")

BEDROOM THREE 3.93m x 2.78m (12'11" x 9'1")

BATHROOM 2.77m x 2.16m (9'1" x 7'1")

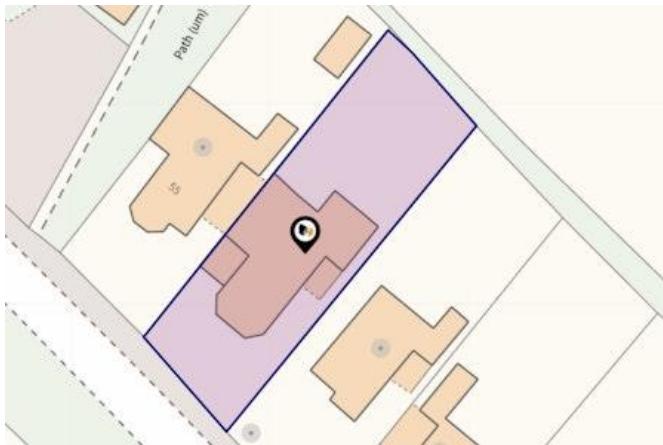
SEPARATE WC 1.7m x 1.41m (5'7" x 4'7")

FIRST FLOOR STUDY AREA 2.8m x 1.39m (9'2" x 4'7")

ATTIC ROOM/PLAY ROOM 1.77m x 2.61m (5'10" x 8'7")

OFFICE 2.12m x 2.36m (7'0" x 7'8")





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 E.

DISCLAIMER

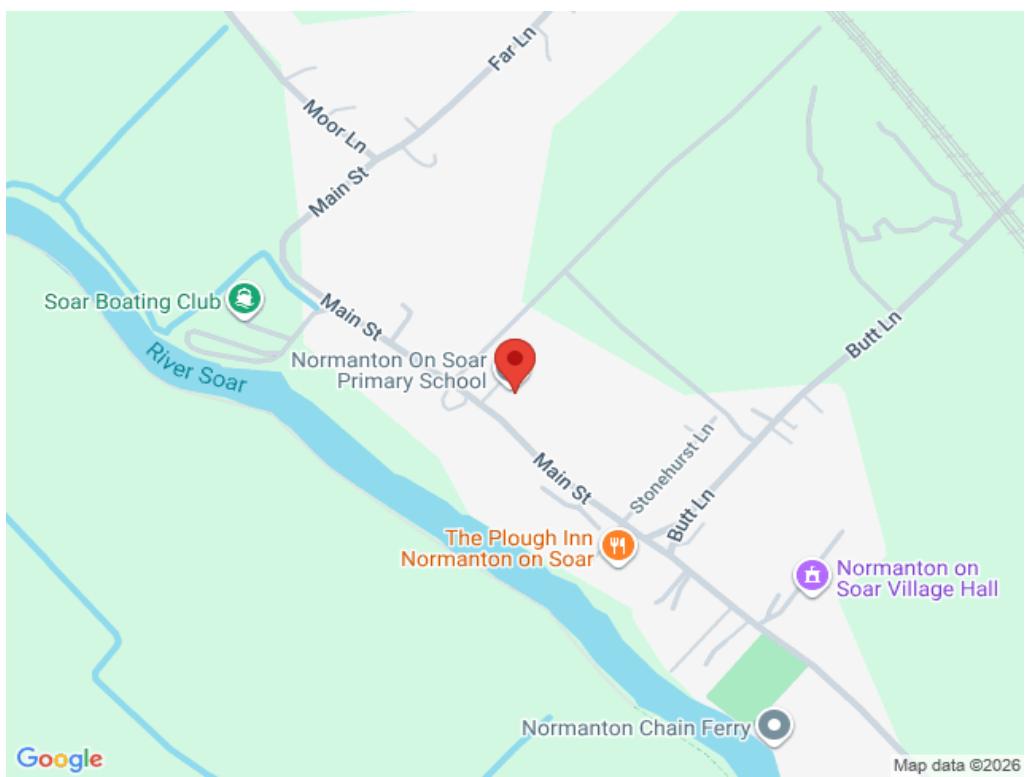
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.



Total area: approx. 185.7 sq. metres (1998.5 sq. feet)



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