



Normanton Lodge

Watery Gate Lane, Thurlaston



Watery Gate Lane

Thurlaston

- Detached period family home
- Sympathetically extended and upgraded
- Four spacious reception rooms
- Beautifully appointed kitchen/breakfast room
- Four bedrooms and family bathroom
- Two ensuites
- Large plot of circa 0.5 acre
- Mature landscaped gardens and extensive driveway
- 30 licenced kennels
- EPC Rating E / Council Tax Band D / Freehold

General Description

Alexanders of Market Bosworth offer to the market a beautiful period family home located on the edge of the pretty village of Thurlaston. The property boasts four bedrooms, three bathrooms, four reception rooms and a newly refitted kitchen diner.

All within grounds extending to circa 0.5 of an acre with stunning views, 30 licenced kennels which have been designed for easy conversions to stables or the use of outbuildings.

Located on the outskirts of Thurlaston which is hosts to a local village primary school, and two village pubs/restaurants.

Distances

Leicester 8 miles, Hinckley 6 miles, Market Bosworth 9 miles, Birmingham 36 miles, Leicester Train Station 9 miles, Nuneaton Train Station 11 miles, East Midlands Airport 22 miles, Birmingham Airport 26 miles, Dixie Grammar School 8 miles (all distances are approximate).





Accommodation

The property occupies a quiet position and since owned has undergone substantial improvement with the addition of a two storey extension to the side and has been maintained to a superb standard.

The ground floor is perfect for family living with four reception rooms, beautifully fitted kitchen/breakfast room with quality wooden units and Corian worktops, there are also several useful storage cupboards and a downstairs W/C.

To the first floor are four good sized bedrooms, the principal and second bedrooms both benefitting from ensuite facilities. There is also a separate family bathroom.

Gardens and Grounds

The property occupies grounds of half an acre or there abouts, with a gated gravelled drive offering parking for multiple vehicles, there is mature landscaping to the front of the property, and to either side of the property there are beautifully manicured gardens laid to a mixture of lawns, terraced seating areas and mature beds and borders.

To the rear of the plot are 30 licensed kennels with power, lighting, water, and drainage. The vendors have ensured the kennels are easily adaptable to either stables, outbuildings, or further conversions into offices.





Alexanders

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth (01455) 291471.

Tenure

Freehold.

Local Authority

Blaby District Council, Council Offices, Desford Road, Narborough, Leicester, LE19 2EP (Tel: 0116 2750555). Council Tax Band D.

Services

We are advised that mains gas, electricity, water, and drainage are connected.

Measurements

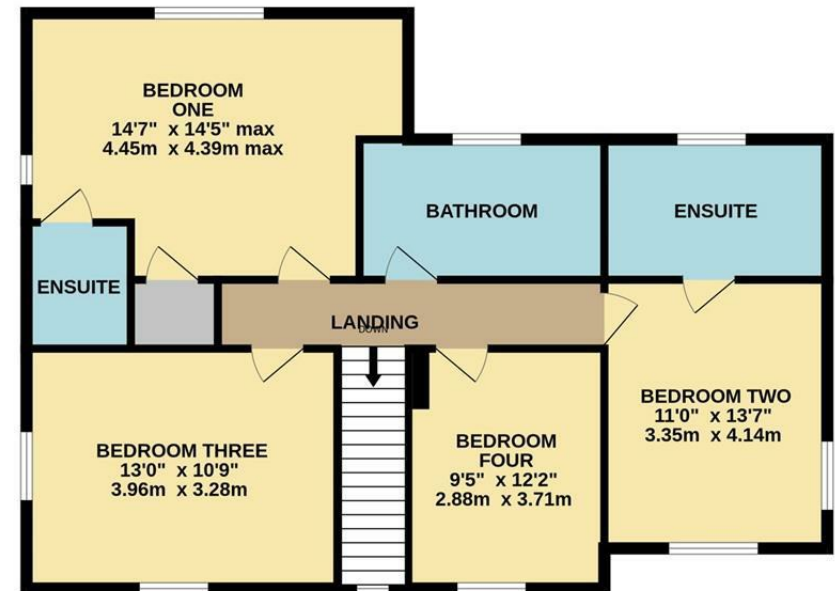
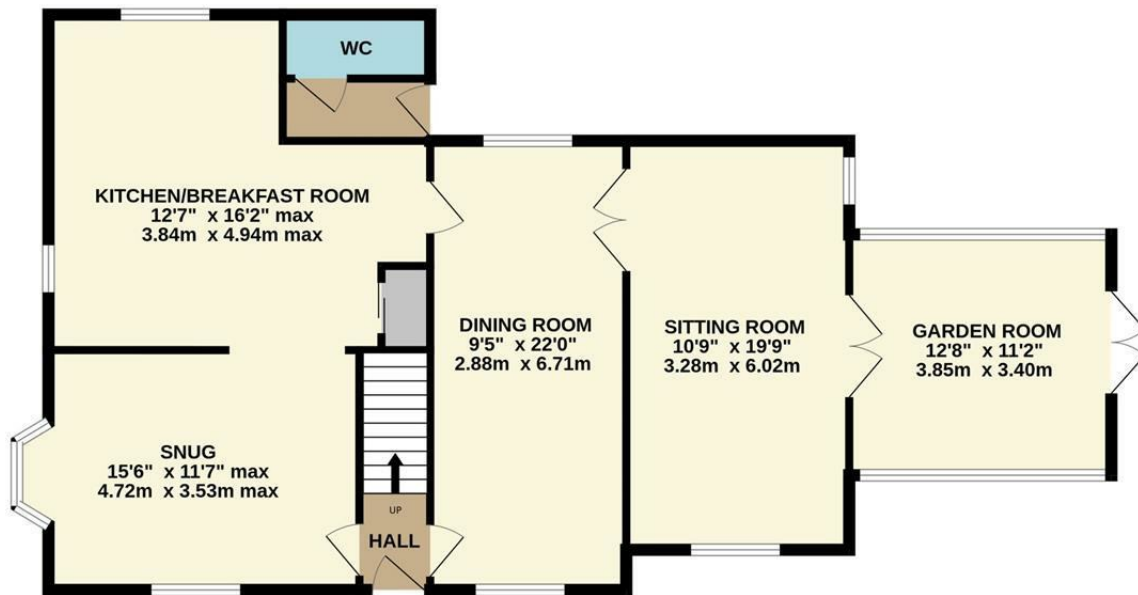
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.







TOTAL FLOOR AREA : 2008 sq.ft. (186.6 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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Viewing by appointment only

Alexanders

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Telephone Sales: 01455 291471
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Important Information

Viewing - To arrange a viewing, please contact the Market Bosworth Sales Team on 01455 291471
Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.



Alexanders