

Normanton Lane

Stanford on Soar, Loughborough, LE12 5PZ

John German



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£750,000



A truly fantastic, incredibly spacious, executive detached home with large south facing garden, open filed views to all aspects and phenomenal potential to extend (STPP) and modernise, being sold with no onward chain.

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This property would make an ideal purchase for professional couples or families.

Stanford on Soar is a rural village sitting on the outskirts of the nearest major conurbation of Loughborough (approx. 2 miles away). The property is ideally located for commuter routes to the M1, A46 and Loughborough Train Station. Amenities such as schools, shops, supermarkets, pubs and restaurant can be found in nearby Loughborough, as well as nearby Wolds villages. There are also plenty of green spaces for walking and cycling.

Public transport is well catered for by regular bus service; commuter access to the M1 and A46 is excellent.

Accommodation comprises; four double bedrooms, billiards room, en-suite, family bathroom, ground floor W.C., lounge, sitting room, breakfast kitchen, utility room, dining room, garden room and self-contained office with its own W.C. facility.

Externally, the garden is a fantastic size, south facing, well planted with trees, shrubs and perennials, and offers beautiful views in to open countryside. The integral double garage is accessed via the ample driveway which itself offers parking for several vehicles and turning circles.

Agents note: There is no mains drainage.

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:

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Private

Heating: Oil

(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 G

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

www.rushcliffe.gov.uk

Our Ref: JGA/05032025

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.

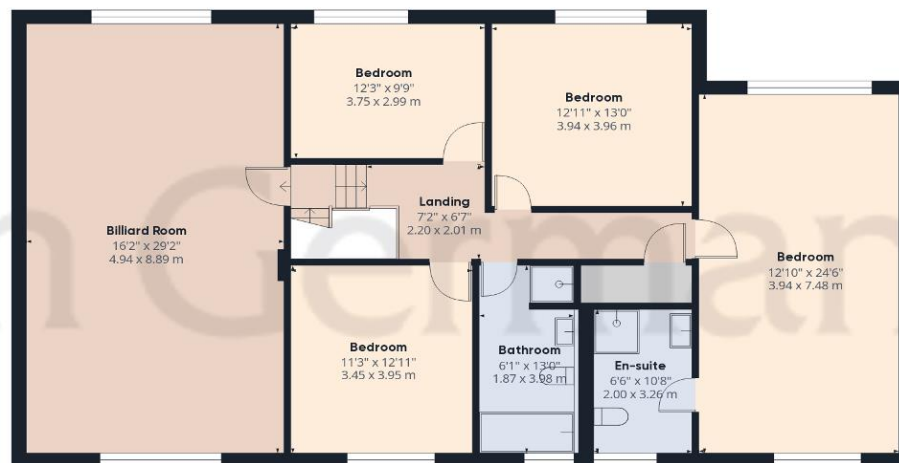
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

3180.21 ft²

295.45 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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		76 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



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