



44 Main Street, Normanton, Leicestershire,
NG13 0EP

£395,000

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 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Traditional Semi Detached Home
- 2 Bath/Shower Rooms
- Home Office
- Ample Off Road Parking
- Wonderful Open Views
- 3 Double Bedrooms
- 3 Main Receptions
- Tastefully Refurbished & Modernised
- Extensive Rear Garden
- Viewing Highly Recommended

We have pleasure in offering to the market this attractive, period, semi detached cottage likely to date back to the late 1800s but over recent years, has seen a tasteful programme of refurbishment creating a delightful traditional home with modern elements.

The property affords a particularly aesthetically pleasing brick facade beneath a slate tiled roof behind which lies approximately 1,200 sq.ft. of internal accommodation laid out over two floors creating a versatile layout with the ability to be utilised as a purely ground floor home having a master suite to the rear which affords fantastic views into the garden and fields beyond. The accommodation extends to three double bedrooms, two bath/shower rooms and three reception areas including an L shaped living kitchen which is tastefully appointed with a generous range of units and integrated appliances. The kitchen links through into a snug area with an attractive solid fuel stove and, in addition, there is a further reception with a dual aspect and an attractive fireplace and a small study perfect for today's way of working. The ground floor principal suite is accessed via an initial utility area with shower off and, to the first floor, there are two further double bedrooms and main bathroom.

In addition the property benefits from double glazed windows as well as air sourced heating and relatively neutral decoration throughout.

As well as the internal accommodation one of the main assets of the house is its wonderful garden that has been lovingly established over the years and is generous, particularly by modern standards, affording an excellent level of off road parking and a large garden at the rear which benefits from wonderful open views across adjacent fields.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

NORMANTON

Normanton is a small hamlet lying approximately one mile outside the larger village of Bottesford where local amenities include primary and secondary schooling, a range of local shops, public houses and restaurants and railway station with links to Nottingham and Grantham. The A52 is close by providing good road access and in the opposite direction is the A1 and the village of Long Bennington.

A UPVC ENTRANCE DOOR LEADS THROUGH INTO:

KITCHEN

13' x 7'3" (3.96m x 2.21m)

A tastefully appointed space which opens out into a dining/living area which combined creates an excellent everyday living/entertaining space. The kitchen is tastefully appointed with a range of wood grain effect wall, base and drawer units in heritage style colours with two runs of laminate preparation surfaces providing a good working area, one of which having a ceramic sink and drain unit with chrome swan neck mixer tap having tiled splash backs and under unit ; integrated appliances including Lamona single oven with ceramic hob over, dishwasher and fridge freezer with larder unit to the side; wood effect laminate flooring, access to loft space above and double glazed window.

An open doorway leads through into:

BREAKFAST/LIVING ROOM

11'4" x 9'11" (3.45m x 3.02m)

A versatile space providing an everyday informal reception area large enough to accommodate a dining table or alternatively would make an excellent snug having a chimney breast with an exposed brick fireplace with a flagstone hearth, inset solid fuel stove and oak mantel over; alcoves to the side and double glazed window to the front.

From the kitchen an attractive oak cottage door leads through into:

INNER HALLWAY

7'11" x 5'2" (2.41m x 1.57m)

Having a turning staircase rising to the first floor landing with useful under stairs storage cupboard beneath and further doors leading through into:

SITTING ROOM

12' x 11'11" (3.66m x 3.63m)

An attractive light and airy room benefitting from a dual aspect with double glazed windows to the front and side; the focal point to the room being a chimney breast with fireplace with exposed brick back, slate hearth and inset solid fuel stove; alcove to the side, beamed ceiling and deep skirtings.

STUDY

8' x 6'5" (2.44m x 1.96m)

A really useful space currently utilised as a home office ideal for today's way of working, having a double glazed window with a delightful aspect down the garden.

Returning to the kitchen UPVC double glazed doors lead through into:

GARDEN ROOM

15'8" x 12'6" (4.78m x 3.81m)

A really useful addition to the property providing a further versatile reception space large enough to accommodate both living and dining leading off the kitchen creating an everyday

reception area. The room has an attractive pitched ceiling with inset downlighters, wood effect laminate flooring, deep skirtings and double glazed window and French doors leading out into the garden.

A further oak cottage latch door leads through into:

WALK THROUGH UTILITY AREA

7'9" x 6'11" (2.36m x 2.11m)

Having fitted wall and base units complementing the main kitchen, laminate work surface, plumbing for washing machine, space for free standing fridge freezer, part pitched ceiling with inset downlighters, further oak cottage latch doors leading to:

BEDROOM 1

10'10' x 12'9" (3.30m' x 3.89m)

A well proportioned double bedroom which affords fantastic views into the rear garden and fields beyond and, combined with the adjacent utility and shower room, provides a ground floor suite or alternatively annex space potentially for extended family or teenager. The room having attractive oak effect flooring, deep skirtings, electric heater, double glazed window to the side and French doors leading out onto a terrace at the rear.

SHOWER ROOM

7'7" x 4'10" (2.31m x 1.47m)

Tastefully appointed with a contemporary suite comprising large shower enclosure with initial drying area, glass screen and wall mounted electric shower, vanity unit providing a good level of storage, WC with concealed cistern and vanity surface over with inset washbasin with chrome mixer tap; fully tiled walls, wall mounted electric heater and double glazed window.

RETURNING TO THE INNER HALLWAY A TURNING STAIRCASE RISES TO:

SPLIT LEVEL FIRST FLOOR LANDING

Having access to loft space above, over stairs airing cupboard, double glazed with an attractive aspect down the garden and, in turn, further reclaimed stripped pine doors leading to:

BEDROOM 2

12'4" x 12'2" (3.76m x 3.71m)

A well proportioned double bedroom having a pleasant aspect to the front; high part pitched ceiling, chimney breast with alcoves to the side, deep skirtings and double glazed window.

BEDROOM 3

10' x 12'10" (3.05m x 3.91m)

A further double bedroom having an aspect to the front; attractive part pitched ceiling, chimney breast with alcoves to the side, deep skirtings and double glazed window.

BATHROOM

8'3" x 6'9" (2.51m x 2.06m)

Tastefully appointed with a contemporary three piece white suite comprising P shaped shower bath with chrome mixer tap, wall mounted electric shower over and glass screen, close coupled WC and pedestal washbasin with chrome mixer tap; fully tiled walls and floor, contemporary towel radiator, high ceiling with inset downlighters and double glazed window.

EXTERIOR

The property occupies a stunning plot generous by modern standards, lying in excess of a fifth of an acre. The cottage is set well back from the lane behind a hawthorn hedged frontage. The front garden is mainly to lawn with established perimeter borders with inset shrubs and although now redundant the property still retains its original canopied porch with attractive tiled floor. An open gateway leads onto a gravelled driveway providing a substantial level of off road parking and, in turn, to a useful timber storage shed at the rear. A five bar gate gives access into a further gravelled seating area and, in turn, the main garden which measures in excess of 150ft in length, is mainly laid to lawn with well stocked perimeter borders and affording fantastic open views to the rear across adjacent fields beyond.

COUNCIL TAX BAND

Melton Borough Council - Band B

TENURE

Freehold

ADDITIONAL NOTES

The property is understood to have mains drainage, electricity, and water, heating is via an air source heat pump (information taken from Energy performance certificate and/or vendor). The vendor informs us the property benefits from a "domestic renewable heat incentive", which provides a quarterly payment from the department of energy & net zero. This ends October 2027.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:
<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>









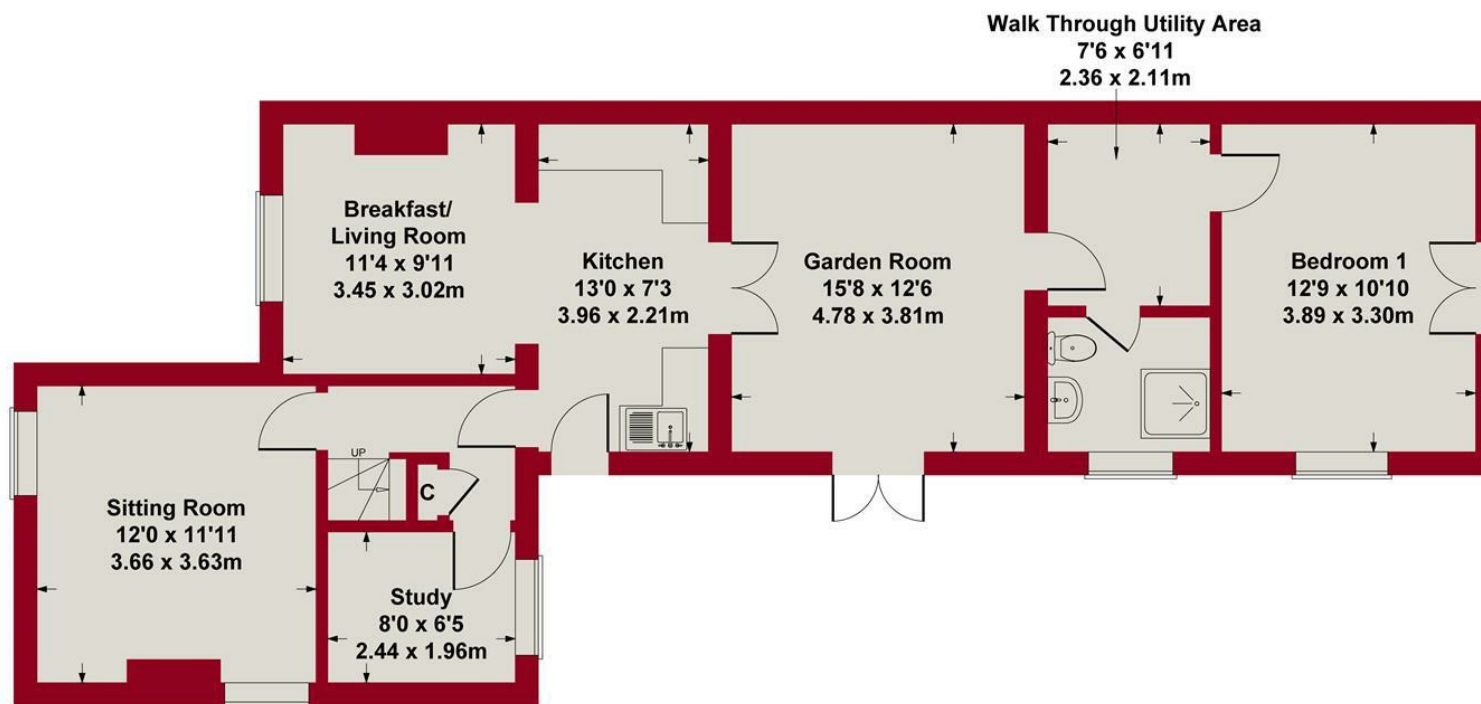




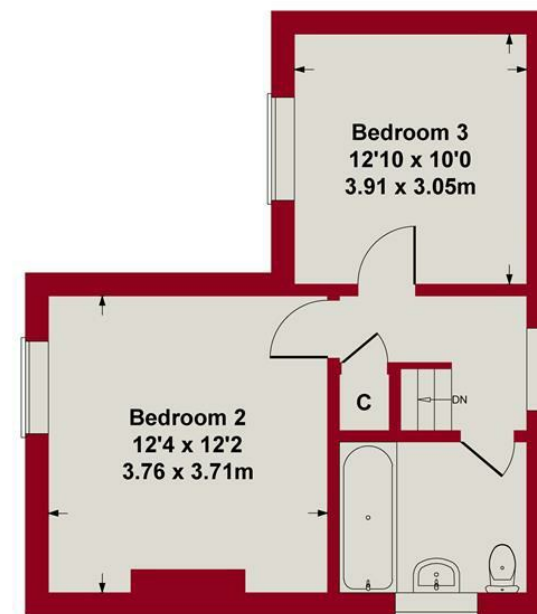








GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

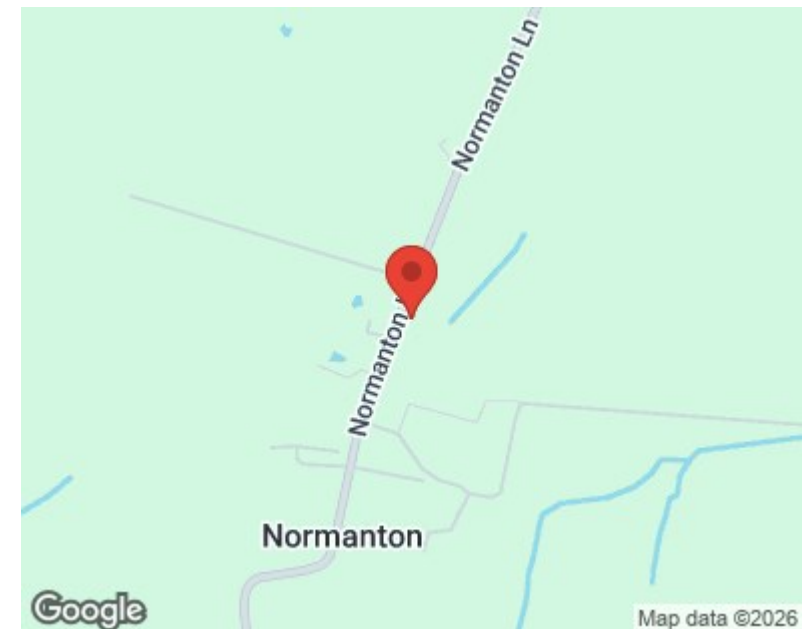
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	29	76
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



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