Far Lane

Normanton On Soar, Loughborough, LE12 5HA

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£475,000

A unique proposition and a versatile home which would suit a variety of needs. 53 & 53a Far Lane are brought to the market as a combined unit of two semi-detached dwellings, occupying a wonderful private plot measuring approximately 0.34 acres, with views over neighbouring fields, situated in the highly sought after village of Normanton on Soar, close to major conurbations with plentiful amenities and transport links.

Digitally Altered

This fantastic home would make an ideal purchase for professional couples with a sense of adventure, growing or established families, or those seeking multi-generational living opportunities.

Normanton on Soar is a beautiful village nestled on the outskirts of the nearest major conurbations of Loughborough and East Leake (both approx. 4 miles away). The village is well serviced with amenities including Normanton on Soar Primary School, The Plough Inn, Village Hall and Soar Boating Club.

The property is ideally located for commuter access to the M1, M42 and A46. Loughborough Railway Station offers links to London and the north. East Midlands Airport is only 15 minutes away by car. Public transport is catered for by the community Soar Valley Bus.

Further amenities such as secondary schooling, shops, supermarkets, pubs and restaurant can be found in Loughborough and East Leake (both 10 minutes away by car), as well as the nearby Wolds villages. There are also plenty of green spaces for walking and cycling.

Accommodation is divided between two "upside down" semi-detached properties (53 & 53a) and is comprised as follows:
53: Two double bedrooms, single bedroom/home office, kitchen, family bathroom, first floor lounge with feature wood burning stove.
53a: Two double bedrooms, kitchen, family bathroom with separate shower, first floor lounge/dining room.

Externally, the plot extends to approximately 0.34 acres and is well screened from the neighbouring properties and railway line. The garden is predominantly laid to lawn with mature hedge and tree borders with a range of sheds and a handy workshop. The single garage is accessed either via the garden or by up-and-over door from the driveway, which itself can accommodated several vehicles comfortably within a turning circle.

Please note: Where covenants are listed on the Land Registry Title, the buyer(s) is liable for their own investigations, via an appropriate legal professional.
Three titles are contained within the transaction, which can be merged on completion.
It is quite common for some properties to have a Ring doorbell and internal recording devices.
AI enhancements may have been used in some photography.
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Property construction: Standard
Parking: Drive & garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
(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 C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/03112026

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.






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Ground Floor Building 1





Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

227.1 m²

2444 ft²

Reduced headroom

9.9 m²

106 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360









Agents' Notes

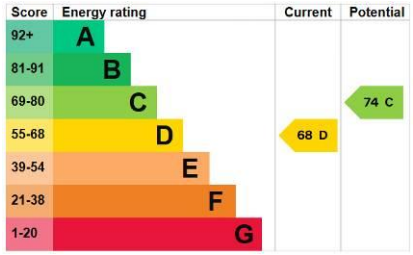
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.

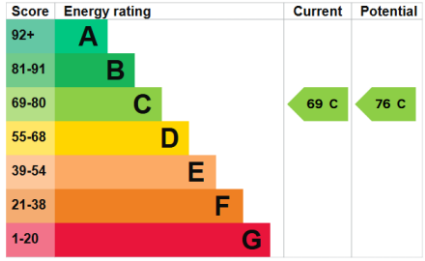
Referral Fees

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.





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