



ELITE HOMES

Consultative Estate Agents with Integrity



The Tenon, 5 The Woodyard, 44 Far Lane, Normanton on Soar
Loughborough LE12 5HA

Overview

State of the art UNIQUELY DESIGNED executive 5 bedroom home with a wealth of unique features and boasting an array of ECO-FRIENDLY and energy efficient credentials. Situated in a beautiful PRIVATE DEVELOPMENT.

Key Features

- Uniquely Designed, Eco Friendly Home - Energy Efficient: EPC "A" Rating of 97
- Large Kitchen Dining Area & Sitting Room
- 5 Large Double Bedrooms, Two En-Suites & Family Bathroom
- Pantry / Cold Store Room
- Solar Roof Tiles, Rainwater Harvesting & Underfloor Heating
- Air Source Heat Pump & Ventilation System
- Central Vacuum Cleaner System
- Filtered Drinking Water Tap in Kitchen
- Landscaped Gardens to Front and Rear of the Property, Tandem Double Garage
- Private Exclusive Development in the Sought After Village of Normanton on Soar

Description

A bespoke ECO friendly, newly constructed five bedroom executive detached home with all the benefits of a new build but with the charm and character of a period property, this home is offered for sale boasting an array of eco credentials such as solar tiles, rainwater harvesting, central vacuum system, air source heat pump and ventilation system.

The property is situated on a private development of five individually designed detached homes, located in the much sought after village of Normanton on Soar.

Accommodation

The spacious and airy accommodation, set over three floors, has been well designed to offer flexible living spaces, with an extremely high energy rating of 97A. Accommodation comprises of an entrance porch, entrance hall, utility room, cloakroom with basin and toilet, spacious sitting room, large dining-kitchen with a premium fitted kitchen with a large island unit off which is a pantry/cold room.

A bespoke hardwood and glass staircase leads to the First floor landing with access to four generous double bedrooms, the master having an en-suite and the family bathroom with a free standing bath, basin and toilet and walk in shower.

The staircase then leads up to a generous landing on the second floor off which is a storage area and the fifth bedroom, having its own en-suite and built in storage drawers, wardrobe and further 'attic' storage.

The property has been installed with a full alarm system, mains wired smoke alarm.

Externally, the property benefits from an attached tandem double garage with an insulated electric door, driveway parking and landscaped gardens.

Location

Located on a quiet no-through road on one of the most sought after streets in Normanton-on-Soar, we are delighted to market this versatile detached eco house within easy walking distance of village amenities. Normanton on Soar, dating from the 11th Century (maybe earlier), is situated beside the river Soar at one of the most southerly points in the county of Nottinghamshire.

There are many reasons Normanton-on-Soar is one of the most highly regarded and sought after villages on the Derbyshire/ Nottinghamshire/ Leicestershire border, including its highly regarded primary school, beautiful village pub whose garden resides alongside the river Soar and ease of access to Local transport links providing rapid access to Loughborough, Leicester, Derby, Nottingham.

Within 10 minutes drive are East Midlands Airport, junction 24 of the M1, Parkway station and Loughborough station on the Midland Mainline with direct trains to Sheffield and London.

The nearest town is Loughborough, which is approximately 4 miles away by road. The village has a population of around 470 with six streets or lanes, including two public rights of way, one of which, Soar Lane, gives access to the river. Visitors will find a local map and guide located opposite the Plough Inn, and should try to find time to visit the 12th Century Church of St James and the nearby Village Shop, which can be found behind the Village Hall.

Normanton on Soar has a small and pleasant rural primary school, which enjoys close links with the local community. It caters for children aged between 3 and 11 years with the foundation unit offering part-time sessions for pre-school child.

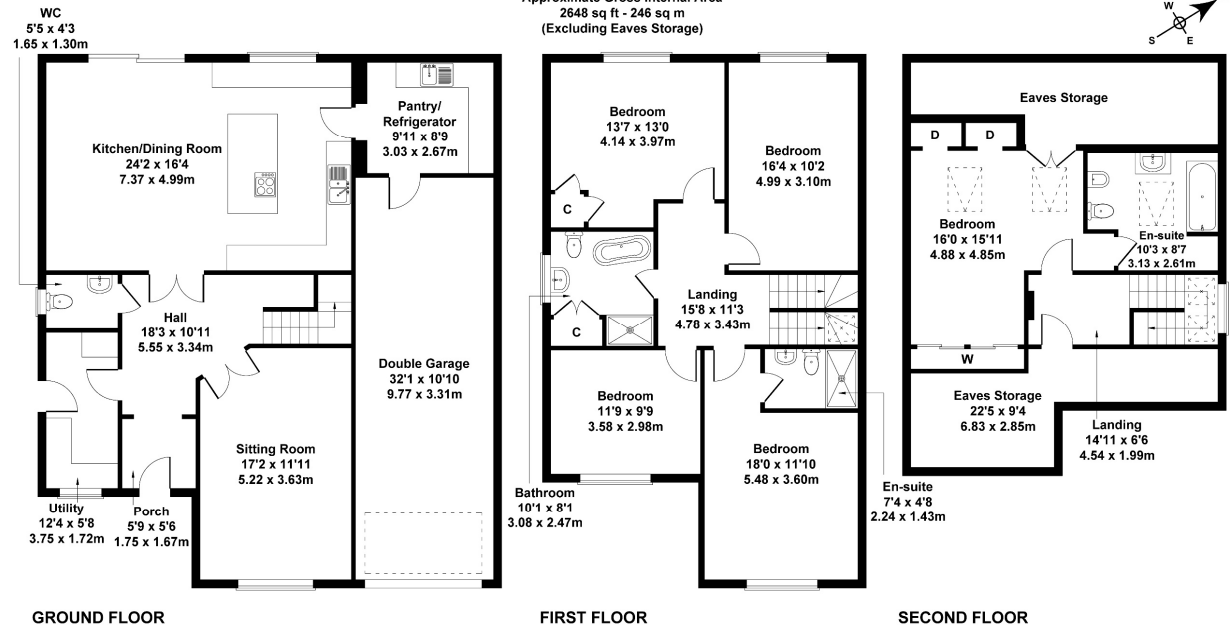
Council Tax Band G





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Approximate Gross Internal Area
2648 sq ft - 246 sq m
(Excluding Eaves Storage)



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A	97	97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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