

# Normanton Lane

Stanford On Soar, Loughborough, LE12 5PZ



Welcome to the village of Stanford on Soar, a picturesque village and parish, 1.5 miles north of Loughborough, at the point where the River Soar enters Leicestershire. John German are delighted to offer to the market this semi-detached, cottage style property for sale. Book your tour today.

£249,950

John German 

Upon arrival at Normanton Lane, the property is approached via steps leading to pathway and front entrance door. Access is given to the side of the property via gate. It is worth taking the time before entering the property appreciating your surroundings and the magnificent views to the front.

Once inside, it is evident that the property requires modernisation, however, this splendid building offers the potential to extend (subject to planning permission).

On the ground floor are two reception rooms, kitchen, and separate utility room. There is a living space to the front and dining area to the rear aspect with the living room enjoying a front aspect view and perfect for entertaining.

The kitchen to the rear forms an extension which has previously been carried out and currently has a range of fitted base and eye level units and work surface areas.

Ascend to the first floor and you will find two bedrooms and a family bathroom. Each bedroom has a window to its individual aspect and the bathroom has a matching suite to include a panel enclosed bath, WC, and wash hand basin.

Proceed back downstairs and step outside into the rear garden which is mainly laid to lawn with open views and a patio seating area. There are a variety of mature trees and the oil tank for the oil-fired central heating.

**AGENTS NOTE:** Our client has informed us that a section to the side of the property will be dedicated to off road parking for the property upon completion. (Subject to the relevant planning permissions).

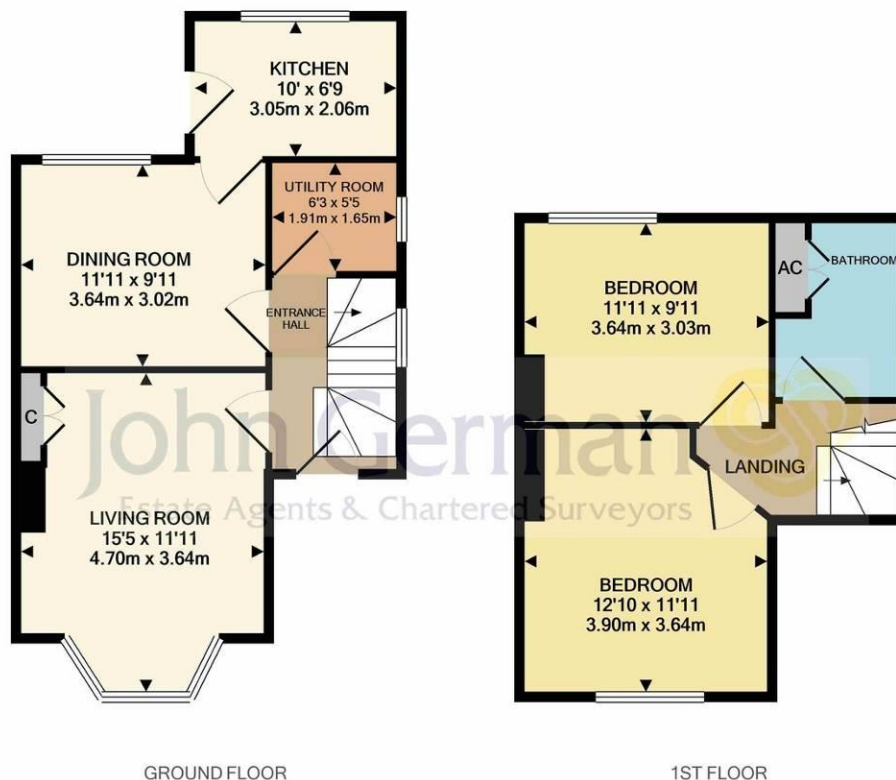
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, oil central heating and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk)

**Our Ref:** JGA/20102020

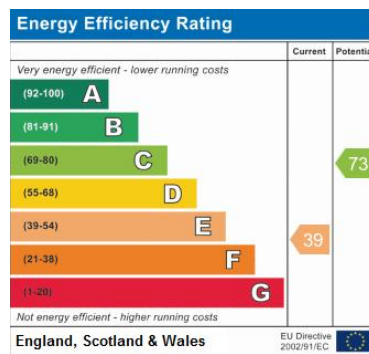
**Local Authority/Tax Band:** Rushcliffe Borough Council / Tax Band C











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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.

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