



Smiths  
your property experts

# Butt Lane

Normanton on Soar

- No upward chain
- Mature detached family house in 1/5 of an acre plot
- Beautiful views of open countryside to the front and rear
- Detached double garage with electrically operable doors
- Private gated driveway providing generous off-road parking
- Four double bedrooms and two bathrooms
- Three generous reception rooms and a kitchen/breakfast room
- Presented in immaculate condition having been well-maintained



## General Description

Smiths Property Experts have been instructed to market this stunning family home with no upward chain. This mature property was designed and built in 2003 as one of two properties.

The property is situated in the charming East Midlands village of Normanton on Soar and boasts beautiful views of open countryside both to the front and rear of the property.

The current owners have maintained the property to an exceptionally high standard since it was built, and it is now presented in immaculate condition.







## The Property

The main house is constructed to an excellent standard and affords uPVC double glazing and gas central heating. A light-filled galleried entrance hall and first-floor landing sets the scene, and upstairs, expect to find four good-sized double bedrooms with a generous amount of storage. There is a large four-piece family bathroom and en-suite facilities afforded by the principal bedroom. Each bedroom has beautiful views to both the front and rear. Of note are the three large reception rooms, which are interconnected and have multi-purpose uses. The sitting room affords a stone fireplace and direct garden access via glazed French doors, and in addition to three reception rooms is a country-style shaker-fitted breakfast kitchen complete with a range cooker. There is also a utility room and downstairs WC.

## The Outside

This wonderful family home is set on grounds that extend to approximately 1/5th of an acre with beautiful views of open countryside. The floor area extends to approximately 1,650 square feet with the addition of a detached double garage with light, power, loft storage, and electrically operable double doors. The private gated driveway is block paved and gives off-road parking for several vehicles, and there are superb wrap-around gardens laid to a central lawn that boast all-day sunlight, with mature beds and well-stocked green borders of real interest. There are two mature fruit trees in the rear gardens and a delightful timber summer house at the bottom of the garden.







## The Location

Normanton on Soar is a pretty and well-located village located 3 miles north of Loughborough town centre. The village sits on the banks of the River Soar and affords beautiful countryside and river walks in all directions. The village boasts a well-thought-out public house, The Plough, a village primary school, and an excellent community that centres around the village hall. Conveniently located for commuters, the village is a 5-minute drive from Loughborough station and gives direct rail access to London St Pancras (circa 80 minutes), Leicester, and Nottingham.

## Property Information

EPC Rating: C. Tenure: Freehold.

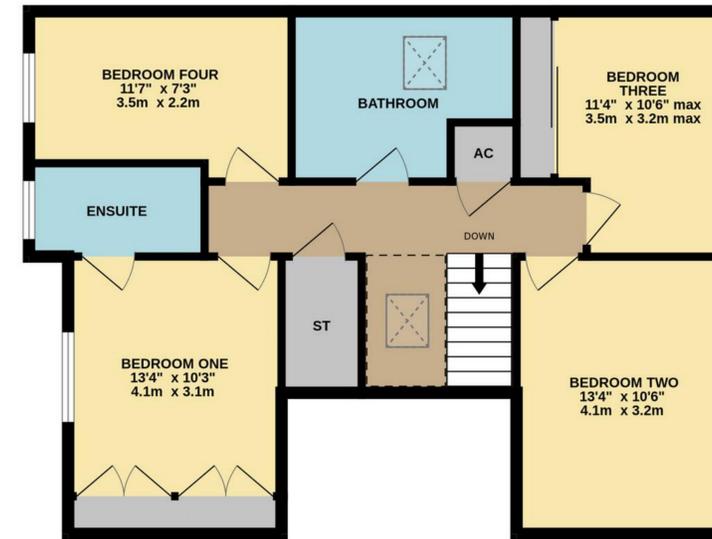
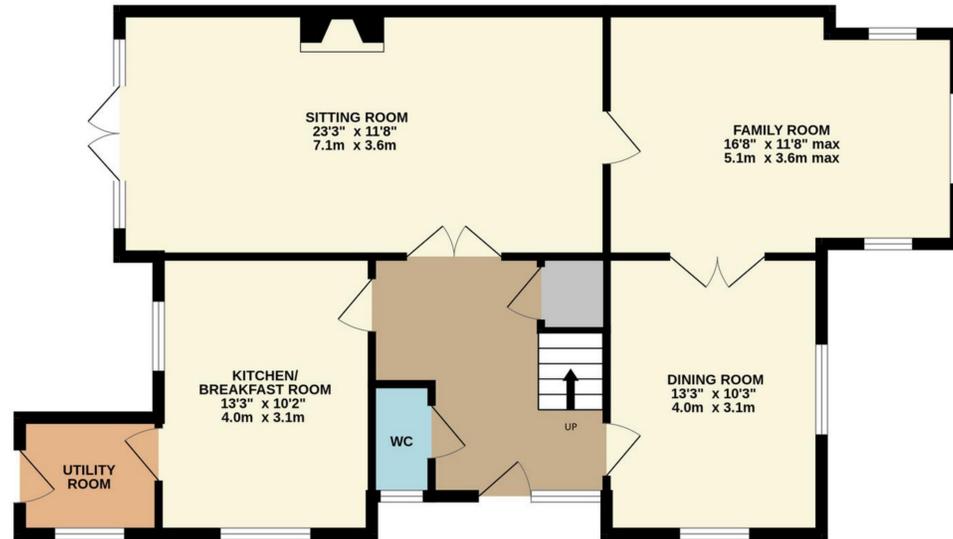
Council Tax Band: F.

Local Authority: Rushcliffe Borough Council.

## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 1895 sq.ft. (176.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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