



'The Charter House' Main Street Normanton On Soar LE12 5HB



Key Features

- INDIVIDUALLY DESIGNED AND BUILT 4/5 BED DETACHED HOUSE
 - SOUGHT AFTER VILLAGE LOCATION
- SUBSTANTIAL GARDENS BACKING ONTO THE RIVER SOAR WITH MOORING
- GAS CENTRAL HEATING, UPVC DOUBLE GLAZED WINDOWS AND DOORS
- HALL, CLOAKROOM & W.C., LOUNGE, DINING ROOM, STUDY/SITTING ROOM
- BREAKFAST KITCHEN, REAR LOBBY, UTILITY ROOM
 - 4 BEDROOMS, DRESSING ROOM/5TH BEDROOM, EN SUITE SHOWER ROOM, BATHROOM
- EXTENSIVE FRONT GARDEN AND DRIVEWAY, DOUBLE GARAGE
- LARGE MATURE REAR GARDEN WITH VIEWS OVER THE RIVER
 - NO CHAIN





The Property

The Charter House is an individually designed and built detached home standing on a large mature plot set back from the main village street and backing directly onto The River Soar with mooring and open views beyond the river over the local countryside. The property has gas central heating and UPVC double glazed windows and doors, it now offers great potential for internal upgrading and possible extension or reconfiguring (subject to suitable consents).

The spacious accommodation includes entrance porch, reception hall, cloakroom and w.c., lounge with views across the gardens to the river, dining room, sitting room/study, breakfast kitchen, rear lobby and large utility room. To the first floor is a gallery landing, master bedroom with dressing room (former 5th bedroom), en suite shower room, 3 further bedrooms and bathroom.

Outside, the property is set back from the Main Street with an extensive driveway flanked by lawns and trees and leads to a double garage. To the rear is the most delightful mature garden with a South Westerly aspect, backing onto the River Soar and is protected by a flood defence bund.

Normanton on Soar is a delightful village situated a short distance to the north of Loughborough and is ideally situated for access to Loughborough, Nottingham and Derby, as well as the motorway network M1 junction 24 and East Midlands Airport. The mainline railway station at Loughborough gives direct access to London St Pancras with a link to Eurostar. The village has a parish church, Primary School and public house, there is also a village hall and boat club.

VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

What 3 words location:- stupidly.pumps.peachy

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE PORCH

With a tiled floor.

RECEPTION HALL

With entrance door, stairs to first floor, radiator, parquet flooring.

CLOAKROOM & W.C.

With window to side, w.c., wash basin, radiator.

LOUNGE

With picture window and patio door overlooking to rear garden and views beyond, step and twin glazed doors lead down from the hall, stone fireplace with open grate, radiator.

DINING ROOM

With bay window to front, radiator and parquet floor.

SITTING ROOM/STUDY

With window to rear overlooking the garden, radiator and parquet flooring.

BREAKFAST KITCHEN

With windows to side and rear, fitted base and wall units, work surfaces, stainless steel sink top, Neff ceramic electric ceramic hob with hood above, Zanussi double oven, Neff built in microwave oven, integrated fridge, pantry cupboard, tiled floor and splashbacks, door to:-

REAR LOBBY

With door to side accessing the garden, door to utility room.

UTILITY ROOM

With window to side, stainless steel sink and base unit, plumbing for washing machine, central heating boiler, radiator, door to garage.

GALLERY LANDING

With 2 windows to front, radiator, access to a sizeable loft space with boarding and light.

BEDROOM 1

With window to rear having views over the garden, river and views beyond, further side window, radiator, arch to dressing room.

DRESSING ROOM/FORMER 5TH BEDROOM

This room was formerly a bedroom and could be converted back, having window to rear, radiator, fitted wardrobes and cupboards.

EN SUITE SHOWER ROOM

With window to side, wash basin and shower cubicle.

BEDROOM 2

With window to rear with views, radiator, fitted wardrobe.

BEDROOM 3

With window to front, radiator and fitted wardrobe.





BEDROOM 4

With window to rear with views, radiator and fitted wardrobe.

BATHROOM

With window to front, w.c., wash basin and bath, radiator and airing cupboard.

OUTSIDE

DOUBLE GARAGE

With up and over door, 2 side windows, power and lighting door to utility room.

FRONT GARDEN

Having an extensive driveway from the main street flanked by lawns with mature trees, gated access to both sides leading to the rear garden.

SUPERB REAR GARDEN

With full width patio area, extensive lawn with well stocked shrub beds, mature hedging giving privacy and a variety of trees. There is a flood defence barrier, which must remain in place with slope and steps giving access to a further lawned garden with mature trees leading down to the river edge with mooring. As the garden is south west facing, this area is a delight to while away summer evenings.

EPC

Rating: 'D'

Council Tax Band

Rushcliffe Borough Council Tax Band: 'G'

Purchasing Procedure

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we have a legal obligation to carry out Anti-Money Laundering checks on all purchasers prior to instructing solicitors to proceed with the sale. There is a £30, inclusive of vat, charge per person for processing these checks through a third-party firm. These are not a credit check and will not leave a footprint on your credit file.

Conveyancing

We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.



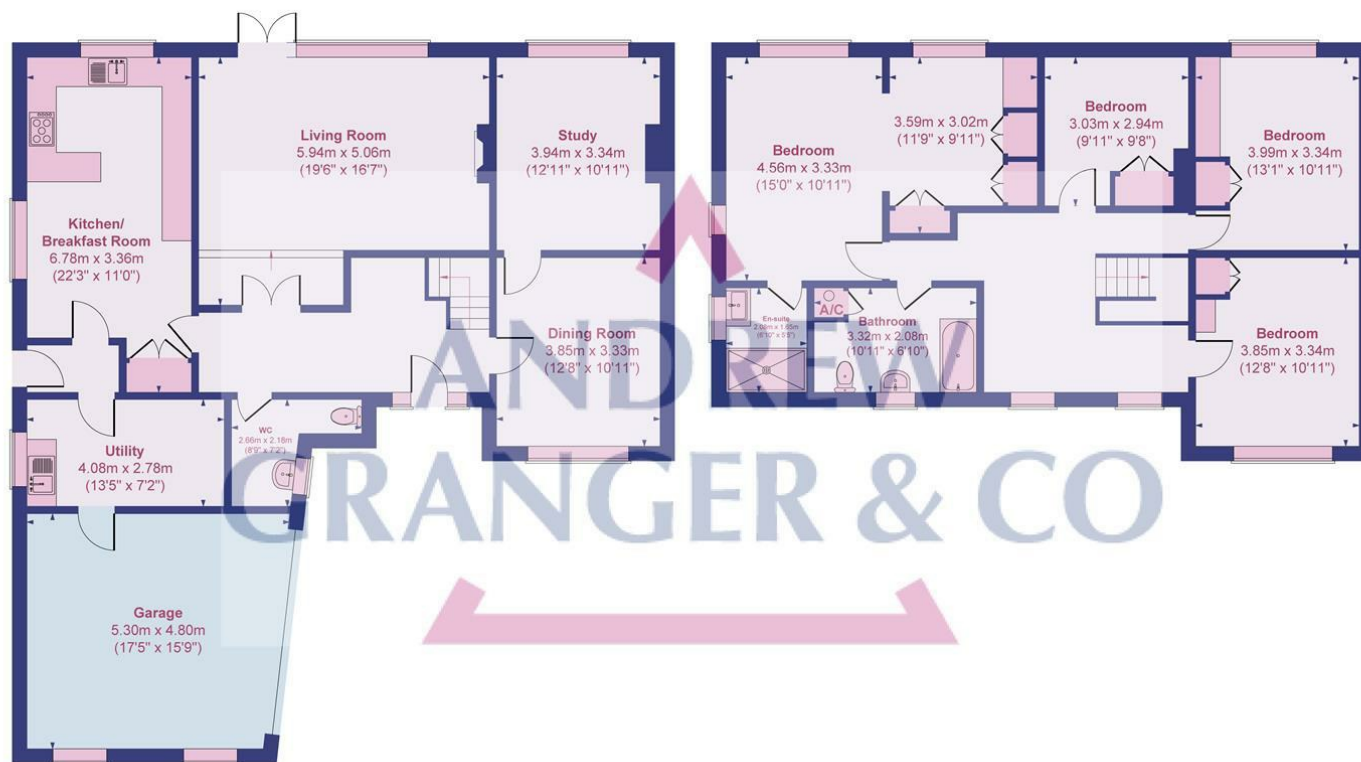






Floorplan

Approximate Gross Internal Area
198.1 sq. m. (2132 sq. ft.)
Garage At 24.4 sq. m. (263 sq. ft.)
Total 222.5 sq. m. (2395 sq. ft.)



Ground Floor
Floor area 106.0 sq.m. (1141 sq.ft.) approx
Garage 24.4 sq.m. (263 sq.ft.) approx

First Floor
Floor area 92.1 sq.m. (991 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As
built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

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