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A Modern Estate Agent



10 Butt Lane, Loughborough, LE12 5EE

Offers over £425,000

Occupying an elevated position within the picturesque village of Normanton on Soar, this detached dormer bungalow offers spacious and versatile accommodation, mature private gardens and excellent potential for modernisation or extension, subject to the necessary consents. Offered with no upward chain, it enjoys a peaceful setting with attractive views, whilst remaining conveniently placed for Loughborough, Nottingham and the excellent commuter links.

Summary

Occupying an elevated position along a quiet country lane in the highly regarded village of Normanton on Soar, this detached dormer bungalow presents an exceptional opportunity to acquire a home with immense potential in a truly desirable setting. Offered for sale with no upward chain, the property combines generous and adaptable accommodation with established gardens, driveway parking and attractive views across neighbouring gardens towards the village church.

The accommodation is thoughtfully arranged to suit a variety of lifestyles, with the flexibility of a ground floor double bedroom alongside a shower room, making it equally appealing for those seeking single-level living or space for visiting family. The welcoming entrance hall leads through to a spacious L-shaped dining room, while the comfortable lounge enjoys a feature fireplace and opens into a light-filled sun room overlooking the rear garden, creating an inviting space to relax throughout the seasons.

The breakfast kitchen is well proportioned and offers ample storage and workspace, together with a breakfast bar and pleasant garden outlook complete with fitted hob, oven as well as space and plumbing for a washing machine & dishwasher. A practical utility/conservatory area provides additional storage and direct access to both the rear garden and the garage.

The first floor offers two further bedrooms, each benefiting from useful fitted storage and attractive elevated views, together with a separate study that could equally serve as a home office, hobby room or occasional bedroom. A shower room completes the upstairs accommodation.

Outside, the property enjoys mature gardens that have been lovingly established over many years, providing a private and peaceful setting with lawns, colourful planted borders and established hedging. The rear garden is a particular highlight, offering a delightful backdrop with views towards the village church spire. To the front, a driveway provides off-road parking and leads to the attached garage, while gated side access connects the front and rear gardens.

While the property has been well maintained, it would now benefit from a programme of updating, presenting an exciting opportunity for buyers to create a home tailored to their own tastes. Subject

to the necessary planning permissions, there is also excellent scope to reconfigure or extend the existing accommodation, further enhancing its appeal.

Normanton on Soar is one of north Leicestershire's most sought-after villages, set on the banks of the River Soar and surrounded by attractive countryside. The village enjoys a strong sense of community, a historic parish church, scenic riverside walks and the popular Plough Inn. Despite its peaceful rural atmosphere, it is exceptionally well placed for access to Loughborough, Nottingham, the M1 motorway and East Midlands Airport, making it an excellent choice for those seeking village living without compromising on connectivity.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.
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Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Holdings

LOCATION
Butt Lane

DETAILS
Total area: 1570 sq ft
Living area: 1424 sq ft
Floors: 2

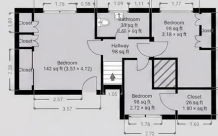
FLOORPLAN

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENDRIA DISCLAIMS ANY WARRANTY INCLUDING WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

▼ **Ground Floor** TOTAL AREA: 1109 sq ft - LIVING AREA: 962 sq ft - ROOMS: 11



▼ **1st Floor** TOTAL AREA: 461 sq ft - LIVING AREA: 461 sq ft - ROOMS: 10

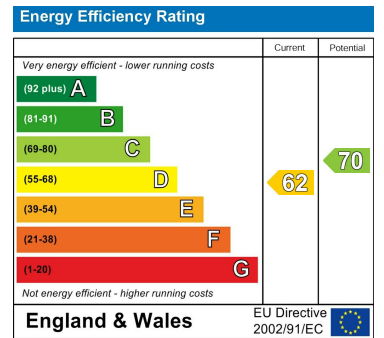


Total Square Footage: 1560 sq ft

Area Map



Energy Efficiency Graph



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