

# Holdings

A Modern Estate Agent



Loseby Field Main Street, Loughborough, LE12 5HB

£179,000

Holdings Estate Agents are delighted to bring to market with no upward chain, an exceptional opportunity to acquire this one bedroom cabin on the banks of the River Soar. The cabin is set on the outskirts of the highly desirable village Normanton On Soar. The property benefits from large established wrap around gardens of circa 1/4 acre with a peaceful stream to both sides, mooring and fishing rights with over 160ft of direct river frontage as well as a summer house and workshop.

Loseby Field is located just on the outskirts of the village, access is gained via a gate and a long private driveway that takes you down to the cabin. The property isn't visible from the drive with it being so tucked away so it makes it a great retreat for someone.

#### The Property

Upon entry to the property you arrive in the entrance hall which doubles as the kitchen area and also gives access to the bedroom, useful storage cupboard, shower room and lounge. The kitchen has a bow window to the front elevation overlooking the gardens and river as well as a window to the side elevation, it also benefits from an electric oven, four-ring hob, under-worktop fridge/freezer, stainless steel sink, 9.5kW water heater and electric extractor fan.

The lounge is of a great size and has windows and doors to the front elevation taking you straight out onto a sheltered seating area overlooking the gardens and river. There are also windows to the side elevation, multi fuel stove and ceiling fan light. The current owners have it set up with an L shaped sofa that can be converted to a king sized bed.

Bedroom one is a good sized room and is currently set up with a queen size bed, ceiling fan light, and electric wall heater as well as two windows to the side elevation and useful built in storage cupboard.

The bathroom is fitted with a three piece suite comprising a corner shower cubicle, wash hand basin with water heater and a modern villa 9010 waterless toilet. There is a window to the rear elevation and door as well as access to the loft from here.

Outside you will find the mature gardens of circa 1/4 of an acre all of which benefits from the great river frontage and delightful stream to the rear. There are established trees and shrubs throughout on the plot and a multitude of different seating areas and options. At the one end of the plot there is also a Summerhouse & Workshop measuring 12' x 12' with power.

#### OUTDOOR FEATURES:

Covered porch area ideal for outdoor seating with light and double electric socket.

Convenient outdoor toilet block with porta potti and water pump for the IBC tank.

1,000-liter IBC tank and storage for logs.

Private jetty for mooring a boat.

#### ADDITIONAL INFORMATION:

Fully insulated loft and exterior walls.

All plumbing and electrics were updated in 2018, including the installation of a smart meter.

No council tax; annual lease (licence) is currently £249 per annum.

Extremely private location at the end of a track.

**AGENTS NOTE:** Due to the construction specifics of the property, it is unmortgageable; therefore, it is only suitable for cash purchasers.

#### VIEWINGS BY APPOINTMENT ONLY

#### What3Words Locations:

Entrance to track off Main Street:  
swan.logged.kiosk

Cabin gate: topped.stood.pits

Cabin location: honestly.pegs.mascots

#### Disclaimer

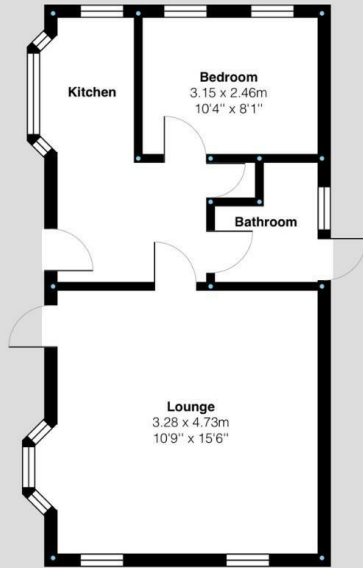
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3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
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#### Additional information

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

# Floor Plan

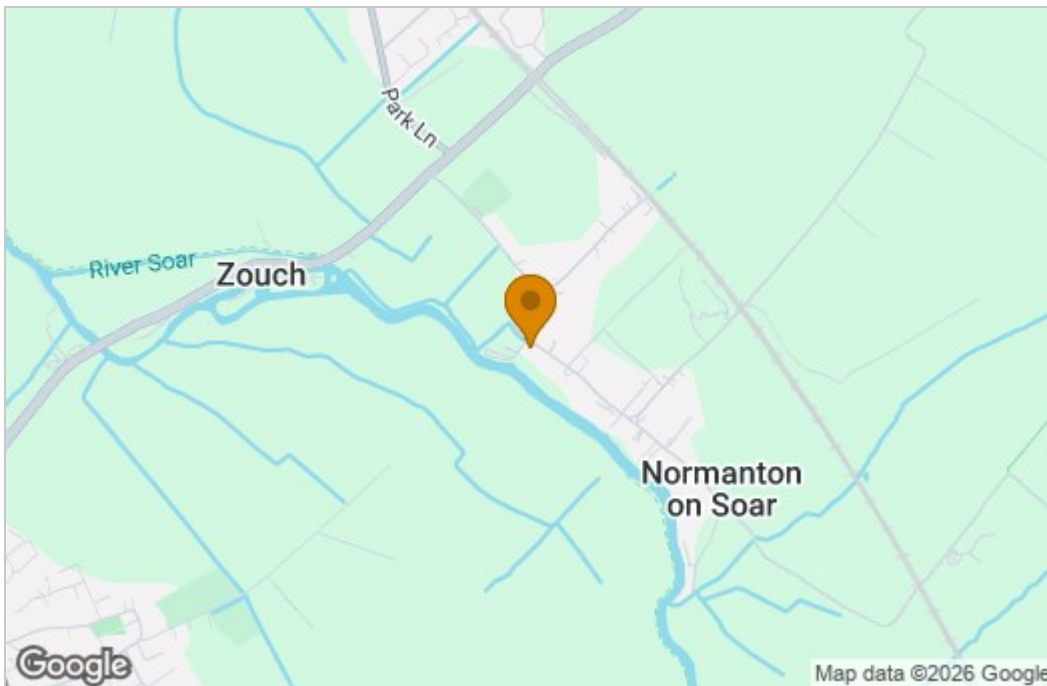
Floorplan:



Loseby Field, Normanton On Soar

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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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