

# Holden's

A Modern Estate Agent



1 Ferry Fields, Loughborough, LE12 5BF

Offers over £149,950

Secluded riverside chalet situated in the sought after village of Normanton on Soar. Briefly the accommodation consists of a lounge area, kitchen and two bedrooms and wc. With a 50ft river frontage this off the grid chalet benefits from riparian fishing and mooring rights. The chalet pitch is held on an annual rolling licence (£249 annual licence fee, and one off £250 licence transfer fee).



The property is uniquely situated on its own private plot within the charming village of Normanton on Soar. It is surrounded by well-maintained gardens and benefits from a private aspect, offering both privacy and convenience. The pitch the chalet is on is held on an annual rolling licence, the chalet can be visited 365 days year.

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

The current owner is available to accompany viewings and can provide comprehensive information regarding licensing, and any other relevant details to assist prospective buyers.

The accommodation briefly comprises a functional kitchen, a spacious lounge area, a double bedroom, a second bedroom suitable for guests or additional occupants, and a convenient W/C.

Additional features include, beautifully maintained gardens, mooring and riparian fishing rights, which may be of particular interest to those with boating or leisure pursuits on nearby waterways.

An internal viewing is highly recommended to fully appreciate this charming property and its potential. Please contact us to arrange a visit and obtain further details.

### **Disclaimer**

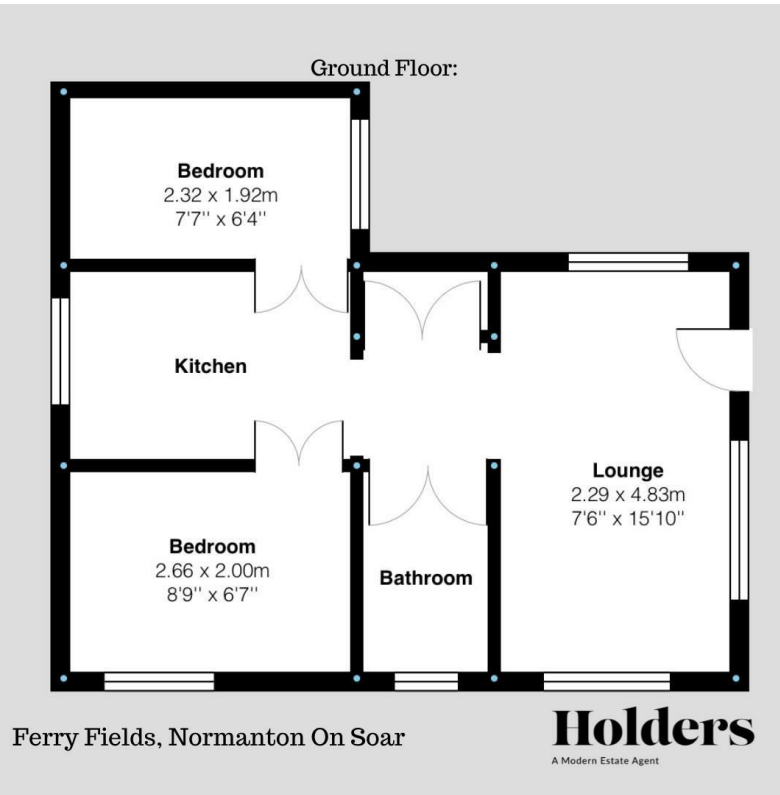
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### **Extra information**

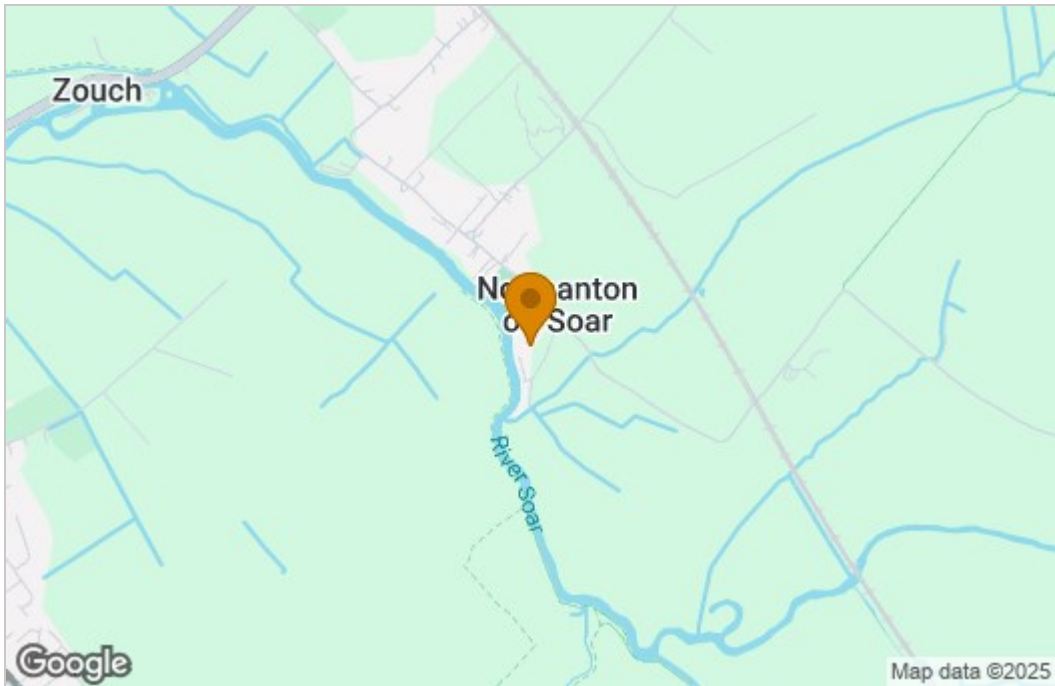
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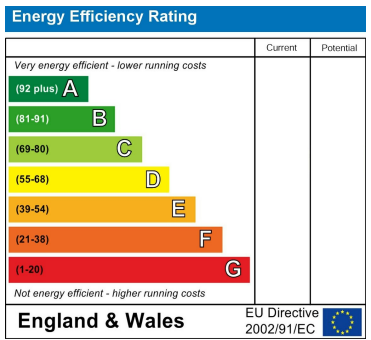
Floor Plan



Area Map



Energy Efficiency Graph



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