



**Granby Lane, Plungar**

Notttingham, NG13 0JJ

**Five bedroom Detached Property**



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### Features

Individually Designed

Five Bedrooms

Recently Refurbished

Kitchen/Diner

Master Bedroom With Ensuite

Generous Sized Landscaped Garden

Alfresco Kitchen

Outdoor Sauna

Village Location

Individually designed and built quality home having attractive stone features. This property has recently undergone a full restoration and refurbishment and is now excellently presented both inside and out.

Ground floor comprises; Entrance porch, W/C, hand build kitchen/diner with island and bifold doors to patio area. Utility, living room with feature log burner, family room, refitted family bathroom and two bedrooms lending itself to flexible living as one is currently used as an office.

The first floor comprises; Master bedroom with ensuite, two further bedrooms and a refitted family bathroom, one bedroom currently being used as a cinema / bar.

The property is accessed via a five bar double gate with a large driveway providing ample off road parking including a double garage looking onto neighbouring paddocks. To the rear is a generous sized landscaped garden with multiple seating areas, including a covered alfresco kitchen set up , sauna and play area. All fully enclosed, mainly laid to lawn with trees and shrub borders.

Plungar is a well thought of village in the Melton district of Leicestershire , England. It is about 9 miles north of the market town of Melton Mowbray and 7 miles west from Grantham. Plungar is adjacent to the Grantham Canal and stands in the Vale of Belvoir.



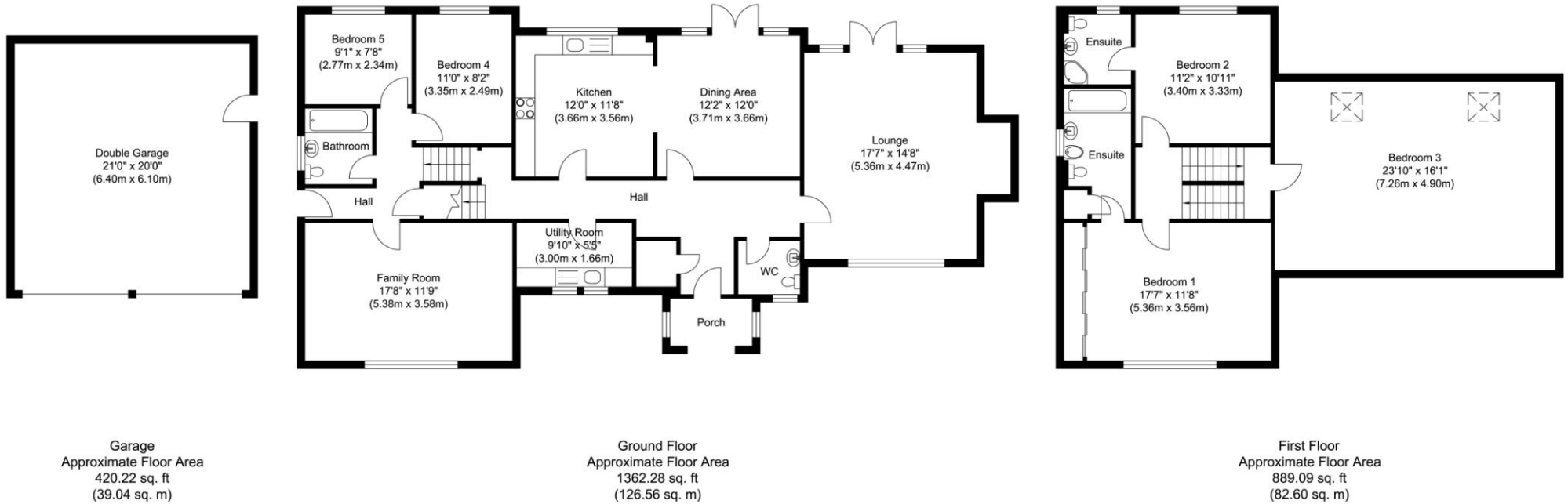


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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	69	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy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

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