



**1 Highgate Close, Plungar,  
Nottinghamshire, NG13 0JG**

**Chain Free £324,999**

**Tel: 01949 836678**

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PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

A rare opportunity to purchase a traditional semi detached / end of terrace home, originally constructed in the early 1950s to provide a well thought out home which in total extends into the region of 1,260sq.ft. comprising with three bedrooms, two being generous doubles, and a modern first floor shower to the first floor and, to the ground floor, two receptions with the addition of a conservatory providing a third reception area, kitchen, ground floor cloakroom and utility as well as a spacious entrance hall. A single storey element to the side could provide additional scope to expand the accommodation further, subject to necessary consent, and combined creates an excellent home large enough to accommodate families but would also appeal to single and professional couples or even those potentially downsizing from larger dwellings.

One of the main selling features of the property is it's fantastic position located on the edge of this well regarded Vale of Belvoir village on what is a generous plot by modern standards with a considerable level of off road parking to the front and an attractive established garden to the rear which affords a southerly aspect across adjacent fields to the Belvoir escarpment on the horizon.

The property is brought to the market with no upward chain and although there is likely to be some cosmetic updating required it has been well maintained over the years and is neutrally decorated with UPVC double glazing, gas central heating and well kept gardens.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

### **PLUNGAR**

Plungar lies in the Vale of Belvoir and has amenities including public house and village hall. There is a primary school in the nearby village of Redmile and further amenities can be found in the larger village of Bottesford and the market town of Bingham, including shops, secondary schools, pubs and restaurants and railway station. The village is convenient for travelling via the A52, A46 and A1.

A TIMBER ENTRANCE DOOR WITH GLAZED BOTTLE LIGHT LEADS THROUGH INTO:

### **INITIAL ENTRANCE HALL** 13'10" x 6'11" (4.22m x 2.11m)



A well proportioned initial entrance hall having useful cloaks hanging space, coved ceiling, central heating radiator, obscured glazed light to the front and wide staircase rising to the first floor.

Further doors leading through into:

### **DINING/SITTING ROOM** 11'1" x 9'11" (3.38 x 3.04)



Having a delightful southerly aspect into the rear garden with chimney breast with stone fire surround and slate hearth with inset open fire and raised plinth to the side, coved ceiling, central heating radiator and double glazed windows.

## LOUNGE

15'10" x 11' (4.83m x 3.35m)



A versatile reception which can be utilised as an additional sitting room or alternatively formal dining lying adjacent to the kitchen. The focal point to the room is an exposed brick fire place with slate hearth and coal effect gas fire with back boiler behind, alcove to the side with built in shelved storage cupboard, coved ceiling, central heating radiator and double glazed door leading through into:

## CONSERVATORY

10'9" x 9'11" (3.28m x 3.02m)



A useful addition to the property providing a further versatile reception space having a pleasant aspect into the rear garden with pitched polycarbonate roof, double glazed windows with opening top lights, tiled floor, power points and additional double glazed exterior door into the garden.

Returning to the lounge a further door leads through into:

## KITCHEN

11'10" max into pantry x 6'10" (3.61m max into pantry x 2.08m)



Having a range of fitted wall and base units with two runs of laminate preparation surfaces, one with inset stainless steel sink and drain unit with chrome mixer tap and tiled splash backs, central heating radiator, two useful built in pantries, coved ceiling and double glazed window to the front.

A further multi paned door gives access through into:

### SIDE ENTRANCE HALL

12'10" x 4'5" (3.91m x 1.35m)



A useful space having dual aspect having double glazed window and exterior door into the garden.

An open doorway leads through into an inner lobby with ledge and brace doors into:

### FORMER COAL HOUSE

6'5" x 4' (1.96m x 1.22m)

With wall light points, providing useful storage.

### UTILITY ROOM

9'8" x 6'1" (2.95m x 1.85m)



A useful, well proportioned utility having plumbing for washing machine, wall mounted ceramic sink, pitched roof and double glazed window to the rear.

### GROUND FLOOR CLOAKROOM

5'5" x 2'10" (1.65m x 0.86m)



Having close coupled WC and double glazed window.

RETURNING TO THE INTIAL ENTRANCE HALL:

### FIRST FLOOR LANDING



A wide staircase rises to the first floor landing having coved ceiling, access to loft space above and double glazed window to the front having pleasant aspect across to the central green.

In turn further doors lead through to:

### BEDROOM 1

14'7" x 11'2" (4.45m x 3.40m)



A well proportioned double bedroom benefitting from a southerly aspect affording fantastic panoramic views to the south across adjacent fields and Belvoir escarpment on the horizon. The room having central heating radiator, coved ceiling and double glazed window.

### BEDROOM 2

12' x 10'11" (3.66m x 3.33m)



A further well proportioned double bedroom also affording wonderful aspect to the rear with built in airing cupboard housing hot water cylinder, coved ceiling, central heating radiator and double glazed window.

### BEDROOM 3

10' max x 6'11" (3.05m max x 2.11m)



Ideal as a child's single bedroom or first floor office having

pleasant aspect to the front across to a neighbouring green with over stairs cupboard, central heating radiator and double glazed window.

### SHOWER ROOM

6'10" x 5'11" (2.08m x 1.80m)



Having modern suite comprising large double length shower tray with glass screen, wall mounted electric shower, close coupled WC, pedestal wash hand basin with chrome taps and tiled splash backs with stone mosaic border inlay, central heating radiator and double glazed window to the side.

## EXTERIOR



There is no doubt that one of the main selling features of this excellent home is its superb position within the village, occupying a relatively generous plot by modern standards with gated access onto a substantial Tarmacadam driveway that provides an excellent level of off road parking and in turn continues onto a further gravelled area with established borders and hedging to the front and a pleasant aspect into a central green. The property benefits from a southerly rear aspect and affords superb panoramic views across adjacent fields and the Belvoir escarpment on the horizon giving a wonderful backdrop to what is a generous sized rear garden, lovingly kept over the years and well stocked with an abundance of mature trees and shrubs, well maintained lawns, perimeter borders, a useful vegetable garden at the foot and timber storage shed. Due to the nature of the plot, subject to any necessary consents, there could also be further scope to expand the accommodation further, making it ideal for those with a higher budget looking to create a well proportioned home within an attractive village setting.





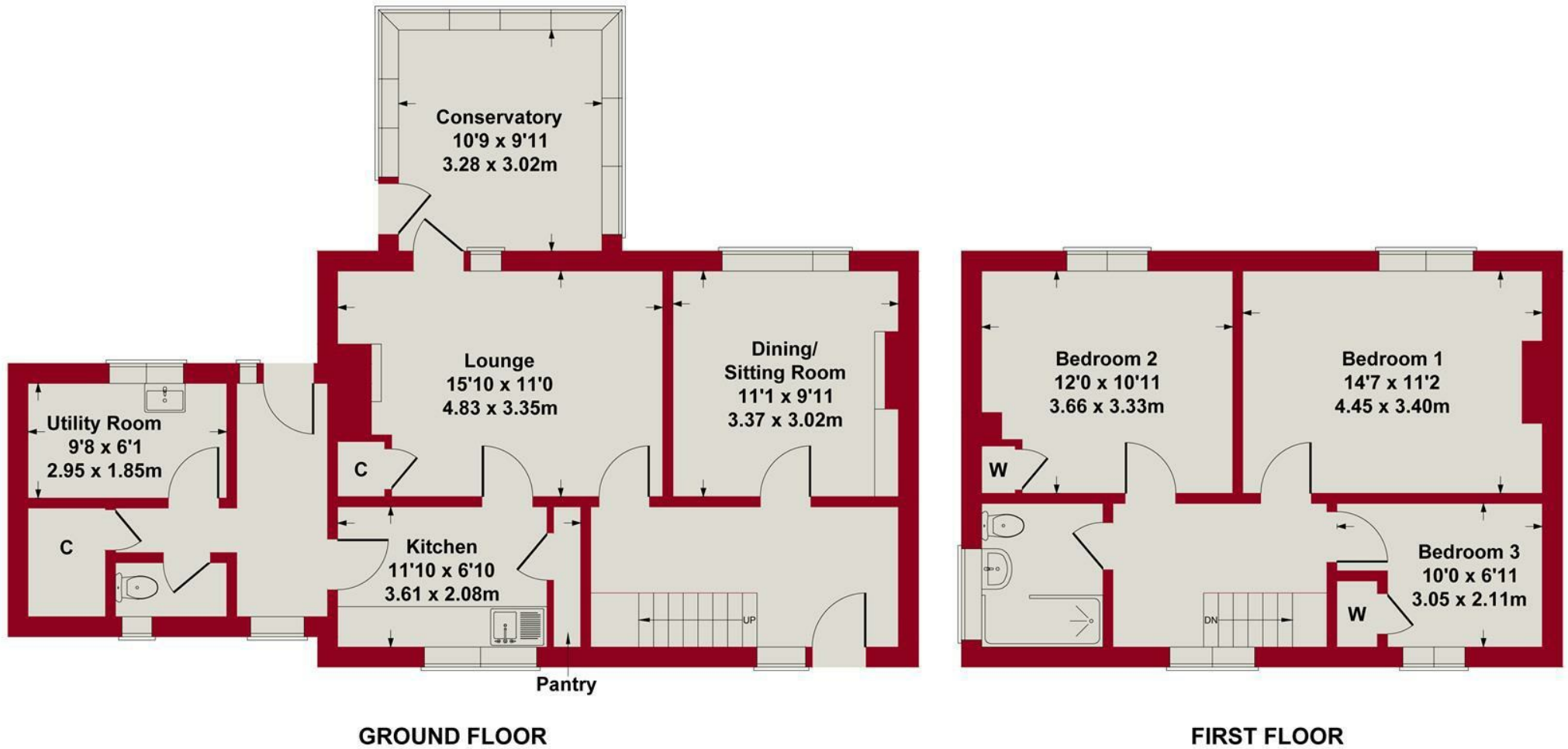
**COUNCIL TAX BAND**

Melton Borough Council - Band C

**TENURE**

Freehold

Approximate Gross Internal Area  
1292 sq ft - 120 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances,  
their sizes and locations, are approximate only.  
They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	67	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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