



**The Dell 13 Church Lane, Plungar,
Leicestershire, NG13 0JD**

£475,000
Tel: 01949 836678

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

We have pleasure in offering to the market this really interesting, individual, part attached character cottage which offers a deceptive and versatile level of accommodation which approaches 1,500 sq.ft.

The property has been sympathetically extended and reconfigured over recent years, combining both contemporary and traditional elements and retaining much of its original character.

In its current layout the property provides up to three bedrooms, four reception areas including the addition of a garden room at the rear with a large open plan dining kitchen, separate dining room and sitting room with log burning stove. The ground floor study provides the third bedroom and makes use of a contemporary ground floor shower room. The property also benefits from a useful utility with second cloak room off.

To the first floor there are two further double bedrooms, a bathroom and a useful store which would be large enough to accommodate a small study area.

The property is tastefully presented throughout with relatively neutral decoration, many rooms offering beamed ceilings and benefitting from cottage style internal doors and modern kitchen and bathrooms as well as upgraded UPVC double glazing and gas central heating.

As well as the main accommodation there is also planning approved for the addition of a first floor master suite which adds to the onward potential of this interesting home.

The property occupies a pleasant established and deceptive plot tucked away on a quiet backwater at the heart of the village, accessed off a driveway with electric gates and detached brick built garage. The property benefits from a south to westerly garden at the rear which encompasses a useful brick store.

Overall this is a fantastic, individual home within a well thought of Vale of Belvoir village.

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 UPVC ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

25'4" max x 6'9" max (7.72m max x 2.06m max)



A well proportioned L shaped initial entrance hall having a good level of storage with built in cloaks cupboard as well as separate meter cupboard which houses the consumer unit, attractive tiled floor, exposed internal stonework, two central heating radiators, three double glazed windows to the front and staircase rising to the first floor.

Further cottage latch doors leading to:



GROUND FLOOR SHOWER ROOM

6'8" x 3'10" (2.03m x 1.17m)



Having a contemporary suite comprising double width shower enclosure with sliding glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs, part pitched ceiling, contemporary towel radiator and double glazed window to the front.

STUDY/GROUND FLOOR BEDROOM

12'8" x 9'10" (3.86m x 3.00m)



A versatile reception room currently utilised as a home office offering a wealth of character with exposed beams to the ceiling, attractive exposed internal brickwork, feature chimney breast with alcoves to the side, wood effect laminate flooring, central heating radiator and double glazed exterior door into the garden.



DINING ROOM

12'8" x 12'4" (3.86m x 3.76m)



A versatile reception space currently utilised as formal dining lying adjacent to the kitchen and links through into both the sitting room and garden room at the rear. The room having a wealth of character with beamed ceiling, exposed internal brick elevation, deep skirting, tiled floor and central heating radiator.

A further cottage latch door leads through to:



SITTING ROOM

11'2" x 11'2" (3.40m x 3.40m)



A pleasant homely reception ideal as a snug, having an aspect into the rear garden with attractive exposed beams to the ceiling, chimney breast with exposed brick fireplace, raised slate hearth, inset log burner and alcoves to the side, tongue and groove effect panelling, central heating radiator, wood effect flooring and double glazed bay window.

RETURNING TO THE DINING ROOM DOUBLE GLAZED FRENCH DOORS LEAD THROUGH INTO:



GARDEN ROOM

12'10" x 9'10" (3.91m x 3.00m)



A fantastic addition to the property providing a further versatile reception space ideal as an additional sitting room, flooded with light and benefitting from windows to three elevations as well as pitched roof with inset skylights. The room having an attractive tiled floor, double glazed windows to the side and aluminium bifold doors leading out into the rear garden.

RETURNING ONCE AGAIN TO THE DINING ROOM A FURTHER COTTAGE LATCH DOOR LEADS THROUGH INTO:



OPEN PLAN DINING KITCHEN

20' max x 12'5" (6.10m max x 3.78m)



A well proportioned open plan, split level space which provides an initial reception area ideal as dining or breakfast room and having access out into the rear garden by a pair of double glazed French doors, the focal point to the room being a feature chimney breast with raised brick hearth and alcoves to the side, the room having tiled floor, central heating radiator and double glazed window to the rear. This area in turn links through into:

KITCHEN



Tastefully appointed with a generous range of

contemporary wall, base and drawer units finished in heritage style colours with brush metal fittings and a good run of preparation surfaces providing an excellent working area, having inset sink and drain unit with brush metal mixer tap and attractive metro style splash backs, space for free standing range, integrated dishwasher, room for free standing fridge freezer, continuation of the tiled floor and double glazed window overlooking the garden.

A further cottage latch door leads through into:



UTILITY

9' x 6'2" (2.74m x 1.88m)



Having fitted wall and base units, two runs of preparation surfaces, one with inset sink and drain unit with chrome mixer tap and tiled splash backs, plumbing for washing machine, space for tumble dryer central heating radiator, tiled floor, double glazed window to the rear and exterior door.

A further door leads through into:

GROUND FLOOR CLOAK ROOM

6' x 2'10" (1.83m x 0.86m)



Having a two piece suite comprising close coupled WC and vanity unit with inset washbasin with chrome mixer tap and tiled splash backs, central heating radiator, continuation of the tiled floor and double glazed window.

RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR LANDING



A generous space split into two areas having windows overlooking the rear garden, a useful built in airing cupboard and central heating radiator.

Further cottage latch doors lead to:



BEDROOM 1
13'7" x 10'7" (4.14m x 3.23m)



A pleasant double bedroom benefitting from a dual aspect having double glazed windows to the front and rear, central heating radiator and chimney breast with alcove to the side.

BEDROOM 2
11'8" x 7'11" (3.56m x 2.41m)



A further double bedroom having part pitched ceiling, chimney breast with alcove to the side, central heating radiator and double glazed window.



STORE ROOM
6' x 3'9" (1.83m x 1.14m)



A useful storage area which potentially would accommodate a small study space providing a first floor office area, having a double glazed window overlooking the rear garden.

BATHROOM
8'6" x 6' (2.59m x 1.83m)



Tastefully appointed with a contemporary suite comprising panelled bath with chrome mixer tap with integrated shower handset and glass screen, close coupled WC and pedestal washbasin with contemporary tiled splash backs, central heating radiator and double glazed window.

EXTERIOR

The property occupies a pleasant position tucked away off a small lane in a secluded, quiet, backwater accessed by a pair of electric gates onto a generous driveway providing a good level of off road parking and leading to a detached garage. The frontage has been landscaped to maximise off street parking and providing a low maintenance area which links round to the rear of the property which benefits from a relatively generous garden offering a south to westerly aspect, therefore catching the majority of the days sun. The garden is landscaped with a large central terrace having additional stone chipping and decked seating areas, raised borders with established shrubs and inset trees and enclosed by brick walls and feather edge board fencing. The garden also encompasses a useful greenhouse as well as a brick and pantile period outbuilding which has been renovated to provide a useful store or workshop but could also be an outdoor reception.



OUTBUILDING

16' x 9' (4.88m x 2.74m)



Renovated to provide useful workshop space but, subject to consent, may have scope for conversion into a small outdoor garden room or office space. Having pitched roof, useful storage in the eaves, power and light, double glazed window and French doors to the side.

GARAGE

17'5" x 9'10" approx (5.31m x 3.00m approx)



A brick and pantile garage having power and light and sectional electric door.

COUNCIL TAX BAND

Melton Borough Council - Band D

TENURE

Freehold

ADDITIONAL NOTES

We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

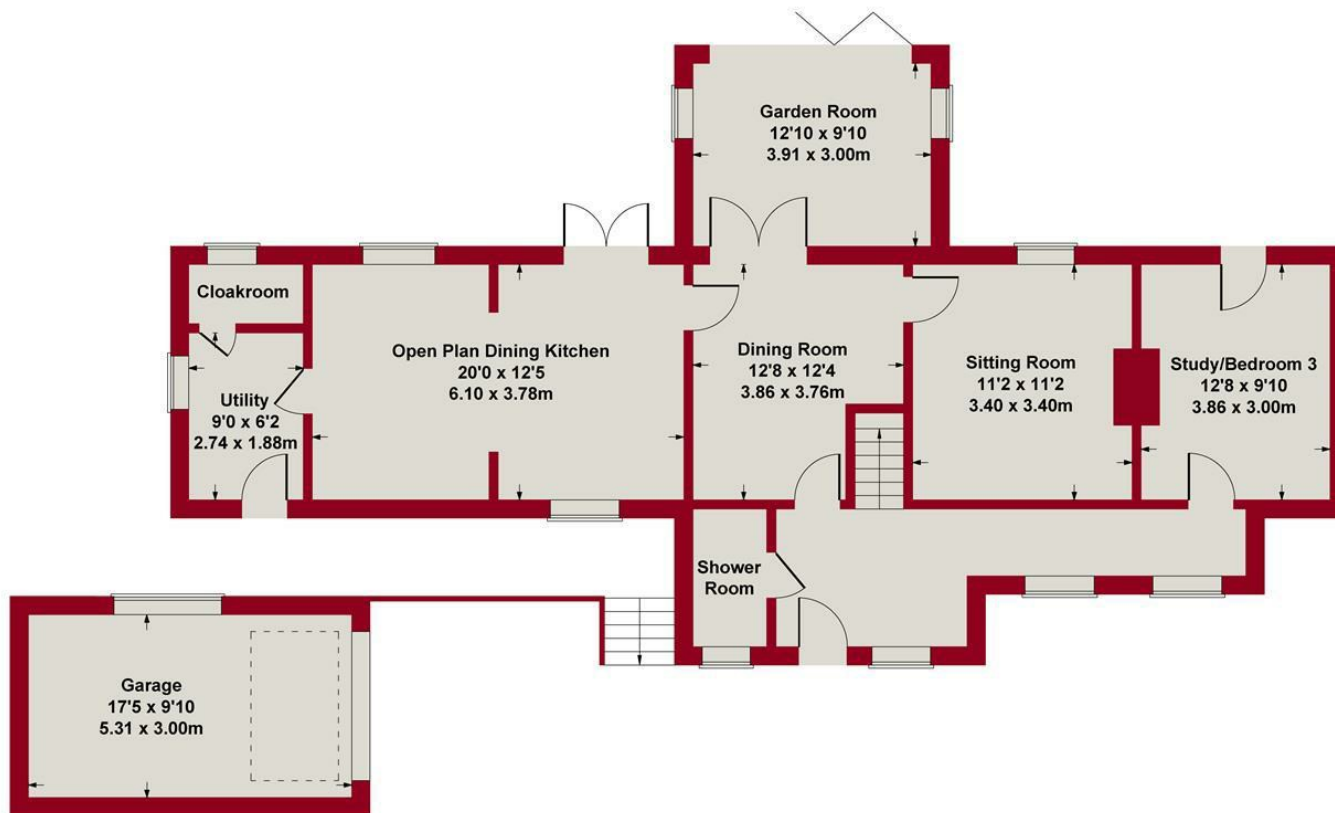
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

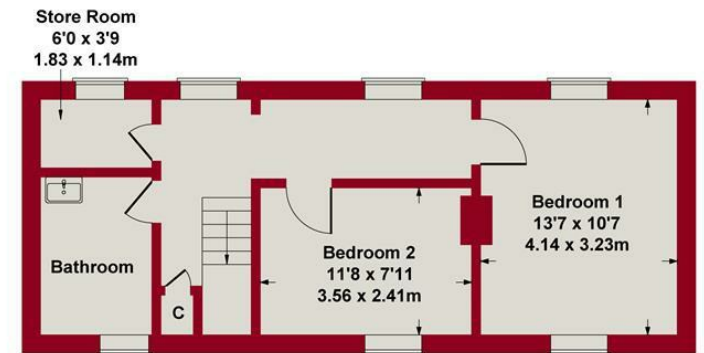
<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>



GROUND FLOOR



FIRST FLOOR

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 | | 98 |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |



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