



**The Stables 2a Church Lane, Plungar,
Nottinghamshire, NG13 0JD**

O.I.R.O £465,000
Tel: 01949 836678

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

We have pleasure in offering to the market this fascinating, individual, detached, single storey, character home which has seen a significant program of thoughtful improvements. Having been reconfigured and extended to create a beautiful, well thought out, light and airy dwelling this property offers a versatile level of accommodation and occupies an attractive, established and private plot within this highly regarded Vale of Belvoir village.

Formally a conversion of a period building the property has been modernised over the years, the current vendors having carried out a significant program of works to create a beautiful, well thought out home in a delightful setting looking across to the pretty village church.

The property is tastefully presented throughout, combining both modern and traditional elements, having contemporary fixtures and fittings, neutral decoration, UPVC double glazing and gas central heating.

The main accommodation comprises a fantastic L shaped breakfast kitchen tastefully appointed with the attractive feature of a part vaulted ceiling and full height window to the front looking across to the village church, with a useful utility off. This area in turn opens out into a wonderful main living/dining area which has been extended by way of a stunning orangery with twin bifold doors to two elevations and superb, clear glass, double glazed sky lantern, flooding this area with light and having a pleasant aspect out into the established gardens. The main sitting room offers the attractive feature of a solid fuel stove and provides a fabulous central space, perfect for everyday living or entertaining. Leading off the sitting room is a useful study area with an excellent level of built in storage.

Tucked away off an inner hallway is the main sleeping accommodation with two double bedrooms, the master benefitting from ensuite facilities, and a separate, beautifully appointed main bathroom which has, again, been modernised to a high standard.

As well as the internal accommodation the property occupies a fantastic plot, relatively generous by modern standards and offering a great degree of privacy. The

frontage, in the main, is given over to off road parking but with established borders and feature water pump. To the rear of the property is an enclosed, secluded, well stocked garden with an abundance of trees and shrubs and well thought out seating areas allowing you to follow the sun through the summer months. Central to the garden is a timber pergola with established vine beneath which is a hot tub included in the sale.

Overall this is a fantastic opportunity to purchase a really interesting, individual home within an attractive setting with viewing being the only way to truly 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 COMPOSITE WOOD GRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT LEADS THROUGH INTO:

INITIAL L SHAPED KITCHEN

16' x 14'8" (4.88m x 4.47m)



A fantastic light and airy space which leads through into the main sitting room and, in turn, the garden room at the side and which, combined, creates a fantastic every day living/entertaining space with a great deal of versatility. The initial kitchen area is tastefully appointed with a range of Shaker style base units having a generous run of L shaped preparations surfaces, inset ceramic sink and drain unit with swan neck articulated mixer tap, appliances including under counter fridge and freezer, free standing gas or electric range and American style fridge freezer, central heating radiator concealed behind a feature cover, attractive part vaulted ceiling with inset downlighters and double glazed window to the front.

A further door leads through into:



UTILITY

6'1" max x 5'2" max (1.85m max x 1.57m max)



A useful utility space having fitted base unit complementing the main kitchen having preparation surface over, plumbing for washing machine, coved ceiling with inset downlighters and double glazed window to the side. Within the utility there is also a useful walk in pantry fitted with shelving and also housing the Baxi gas central heating boiler.

SITTING ROOM

19'2" x 15'6" (5.84m x 4.72m)



Opening out from the breakfast area of the kitchen this is a well proportioned space that is open plan to the garden room which, combined, creates a living/dining area. Flooded with light, the sitting room having a feature fireplace with period style cast iron surround, quarry tiled hearth, oak mantel above and inset solid fuel stove, alcoves to the side, two central heating radiators and double glazed window.

AN OPEN DOORWAY LEADS THROUGH INTO:



SNUG/STUDY

9'8" into cloaks cupboard x 5'4" (2.95m into cloaks cupboard x 1.63m)



A useful space which originally was the entrance hall and has been reconfigured to create a reception area that would make an excellent home office, perfect for today's way of working, benefitting from double glazed windows to two elevations as well a large fitted cupboard providing a good level of storage and central heating radiator.

RETURNING TO THE SITTING ROOM A FURTHER OPEN DOORWAY LEADS THROUGH INTO:

ORANGERY

13'5" x 13" (4.09m x 3.96m)



A fantastic addition to the property providing additional reception space, currently utilised as formal dining. Flooded with light and benefitting from bifold doors to two elevations as well as attractive, clear glass, double glazed skylight lantern creating an attractive feature and having inset perimeter downlighters, exposed internal brick elevation and access out into the rear garden.





RETURNING TO THE SITTING A FURTHER DOOR LEADS THROUGH INTO:

INNER HALLWAY

6'5" x 6'2" (1.96m x 1.88m)



Having coved ceiling and central heating radiator.

Further doors leading to:



BEDROOM 1

13'2" max x 12'11" (4.01m max x 3.94m)



A well proportioned double bedroom that benefits from ensuite facilities having double glazed window the front, coved ceiling, central heating radiator and useful built in cupboards,

A further door leads through into:



ENSUITE SHOWER ROOM

8'3" x 6' max (2.51m x 1.83m max)



A T shaped ensuite tastefully appointed having double length shower enclosure with sliding screen, contemporary tiling and wall mounted shower mixer with independent handset over, integrated vanity unit providing a good level of storage, WC with concealed cistern and washbasin with chrome mixer tap and tiled splash backs, inset downlighters to the ceiling and contemporary towel radiator.

BEDROOM 2

12'2" x 10'6" max (8'4" min) (3.71m x 3.20m max (2.54m min))



A further double bedroom having aspect into the rear garden with coved ceiling, central heating radiator and double glazed window.

BATHROOM

9'5" x 6' (2.87m x 1.83m)



Tastefully appointed having a contemporary suite

comprising P shaped shower bath with curved glass screen, wall mounted shower mixer, rainwater rose over and attractive slate tiled splash backs, close coupled WC and vanity unit with inset washbasin and chrome mixer tap, tongue and groove effect panelling, slate tiled floor, central heating radiator, inset downlighters to the ceiling and double glazed window.

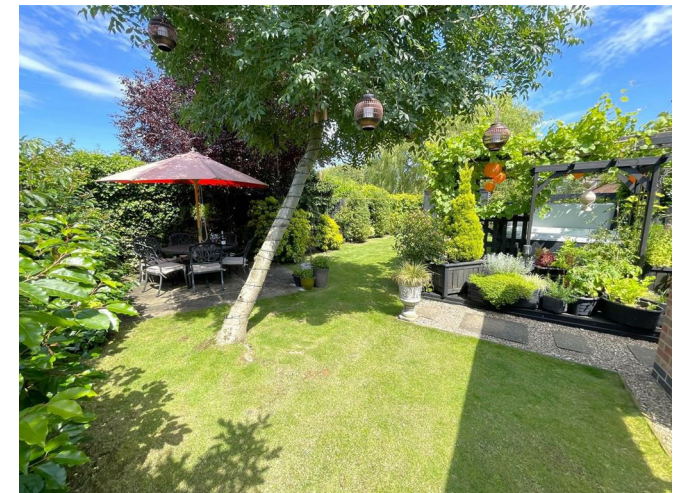
EXTERIOR



This interesting, beautifully presented, individual home occupies a deceptive plot located close to the heart of the village with a delightful aspect across to the pretty village church, set back on a slightly elevation position giving a good degree of privacy with an established frontage, well stocked borders and an attractive feature water pump. A Tarmacadam driveway provides off road parking for several vehicles with a decked area leading to the front door.

The rear garden is an absolute delight and has been lovingly established over the years, offering an excellent degree of privacy with well thought out seating areas catching the sun throughout the day. The main part of the garden is laid to lawn with well stocked borders with established trees and shrubs, secluded paved and decked seating areas and timber pergola with hot tub and established vine above creating an interesting outdoor space. In addition there is a useful timber storage shed

with open fronted log store, exterior lighting and exterior power sockets and hose connections in both front and rear gardens.







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>

Radon Gas:-
<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-
<https://reports.ofsted.gov.uk/>

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

COUNCIL TAX BAND

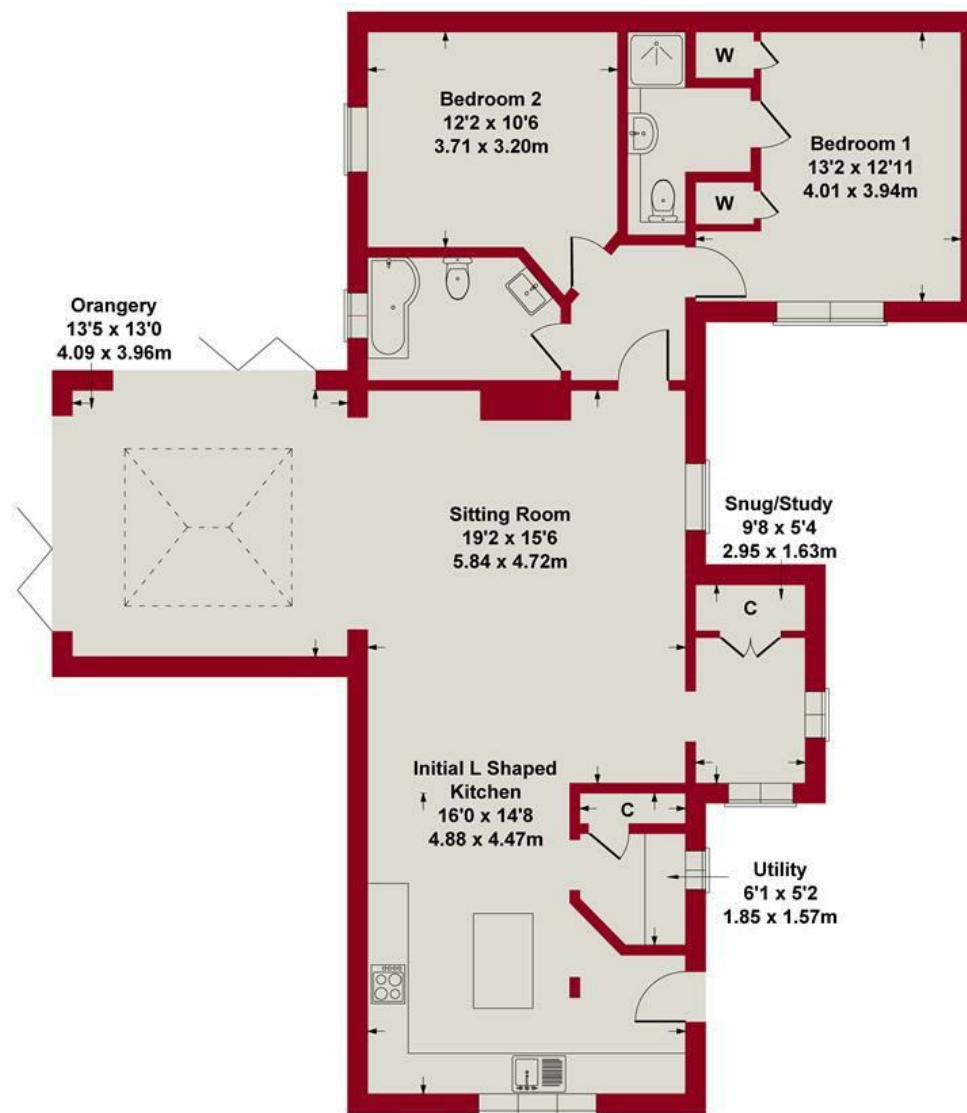
Melton Borough Council - Band E

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).

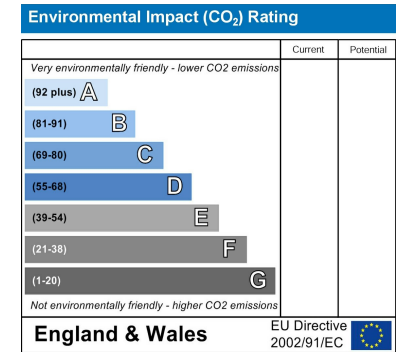
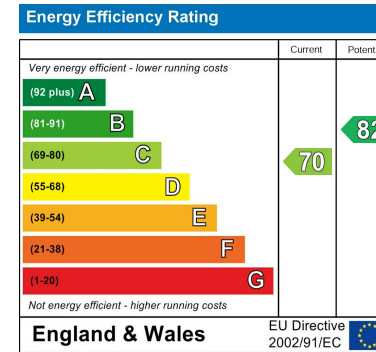


OUTBUILDING

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.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



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