



Harby Lane,
Plungar, NG13 0JH



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£425,000**

Offered to the market is this four bedroom, detached family home in need of modernisation and set on approximately 0.21 acre plot with views over fields to the rear. Located within the desirable Village of Plungar set within the Vale of Belvoir with accommodation comprising: Entrance porch, entrance hall, w.c., spacious kitchen diner, utility room, living room, conservatory, four bedrooms, shower room, double garage and generous gardens to the front and back.. Council Tax Band E. Freehold. EPC Rating -E No Upward Chain

Entrance

UPVC double glazed front door into Entrance Porch

Entrance Porch

6'11" x 6'8" (2.13 x 2.04)

UPVC double glazed windows, tiled flooring, door to the Garage and door to the Entrance Hall.

Double Garage

16'6" max x 21'7" max (5.03 max x 6.60 max)

Two garage doors to the front, light and power.



Entrance Hall

Stairs rising to the first floor, tiled flooring and doors to the Kitchen Diner, Living Room and Ground Floor W.C.

Ground Floor W.C.

8'1" x 4'5" (2.48 x 1.35)

Fitted with a two piece white suite comprising: W.C. and wash basin, tiled flooring and wooden window to the Porch.

Kitchen Diner

19'4" max x 17'6" max (5.91 max x 5.35 max)

Fitted with a good range of base and wall mounted units with work surface over, inset sink and drainer, continuation of the tiled flooring, space for appliances, two uPVC double glazed windows to the rear elevation over looking the Rear Garden and door to the Utility Room.

Utility Room

9'5" x 8'0" (2.89 x 2.45)

Fitted with base and wall mounted units with work surface over, inset sink and drainer, space and plumbing for appliances, tiled flooring, uPVC double glazed window to the rear elevation, uPVC double glazed door to the side elevation and two built-in cupboard one housing the floor mounted oil central heating boiler.

Living Room

13'5" max x 22'5" max (4.09 max x 6.84 max)

A light and bright primary reception room with uPVC double glazed box bay window to the front elevation and patio doors to the Conservatory, feature fireplace and television point.

Conservatory

11'5" max x 10'4" max (3.50 max x 3.15 max)

UPVC double glazed construction with sloping poly carbonate roof and French doors leading out to the Rear Garden

Landing

Doors to the Bedrooms and Shower Room, storage cupboard and airing cupboard.

Bedroom One

13'4" x 13'3" (4.07 x 4.05)

UPVC double glazed window to the front elevation and built-in storage cupboard.

Bedroom Two

10'4" x 12'2" (3.17 x 3.72)

UPVC double glazed window to the front elevation, built-in wardrobe, built-in over stairs storage cupboard and open arch to Shower Area with shower cubicle and wash basin.

Bedroom Three

10'9" x 8'10" (3.28 x 2.71)

UPVC double glazed window to the rear elevation with the attractive views over the Rear Garden and fields beyond.

Bedroom Four

9'5" x 9'0" (2.88 x 2.75)

UPVC double glazed window to the rear elevation with the attractive views over the Rear Garden and fields beyond.

Shower Room

5'7" max x 8'10" max (1.71 max x 2.71 max)

Fitted with a three piece suite comprising: W.C., wash basin set into a vanity storage unit and shower cubicle. UPVC double glazed window to the rear elevation and heated towel rail.

Outside to the Front

The property is set back from the road with a large front garden laid to lawn with mature inset shrubs and trees and a driveway providing off street parking for several vehicles.



Rear Garden

The large private Rear Garden is again mainly laid to lawn with flourishing borders, patio area ideal for entertaining and alfresco dining with views to the rear over fields and pedestrian access through a timber gate accessing the front.

Agents Note

This property has mains oil central heating, mains drains, water and electric and the property is connected to mains gas.

There is broadband in the area and mobile phone signal.

low risk of surface water flooding, very low risk of flooding from rivers and the sea: <https://check-long-term-flood-risk.service.gov.uk/risk#>

Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(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	



