



Harby Lane,
Plungar, NG13 0JH

 **NEWTON**
FALLOWELL

**Harby Lane,
Plungar, NG13 0JH
£495,000**

Offered to the market is this Extended, Four Double Bedroom Detached Family Home. Located within the desirable Vale of Belvoir Village of Plungar having accommodation comprising: Entrance Porch opening to Entrance Hall, Ground Floor W.C., Living Room opening to the Dining Room opening to a further Reception Space, Breakfast Kitchen, Four Double Bedrooms, Shower Room, Single Garage, Outbuilding ideal for a Home Office, Landscaped Gardens, driveway to the front providing off street parking for several vehicles all set on a plot measuring approximately 0.19 of an acre with stunning countryside views to the rear elevation. Council Tax Band - E. EPC Rating - C. Freehold. No Upward Chain.

Entrance Porch

A light and bright spacious reception with uPVC double glazed windows to the front and side elevations, composite front door, Marble tiled flooring with under floor heating and open to the Entrance Hall.



Entrance Hall

Stairs rising to the first floor, continuation of the Marble tiled flooring with under floor heating, solid doors to the Living Room and Breakfast Kitchen and open through to a further Reception Room.

W.C.

7'10" x 4'5" (2.40 x 1.35)

Fitted with a white two piece suite comprising W.C. and wash basin set into a vanity storage unit, continuation of the Marble tiled flooring with under floor heating and feature blue glass brick window.

Living Room

13'4" max x 22'2" max (4.08 max x 6.78 max)

Large uPVC double glazed bay window to the front elevation, television point, feature fireplace and open through to the extension.

Extension / Dining Space

14'8" x 19'8" (4.48 x 6.01)

A beautiful addition to the property is this generous extension providing another light and bright Reception Space with Vaulted ceiling with inset Velux Skylights, opening through to further Reception Space, uPVC double glazed windows to the side elevations and uPVC double glazed doors leading to the Rear Garden.

Further Reception Space

10'2" x 9'4" (3.11 x 2.85)

Opening through back to the Entrance Hall.

Breakfast Kitchen

17'7" max x 18'4" max (5.37 max x 5.60 max)

A lovely L-Shaped Breakfast Kitchen being fitted with a good range of base and wall mounted units with Marble effect roll top work surface over, breakfast bar area, two inset sinks and drainers, space and plumbing for washing machine and dishwasher and further under counter appliance, space for American Style fridge freezer, built-in electric fan assisted double oven and grill, four ring gas hob with extractor fan over, wall mounted gas central heating boiler, built-in Pantry cupboard and further storage cupboard, tile effect flooring and uPVC double glazed windows to the rear elevation over looking the Rear Garden and uPVC door to the side elevation.

Landing

Doors to the first floor accommodation and having loft access with pull down ladder.

Master Bedroom

13'2" x 13'5" (4.03 x 4.09)

UPVC double glazed window to the front elevation, built-in wardrobes and bedroom furniture and built-in cupboard.

Bedroom Two

12'2" max x 12'7" max (3.72 max x 3.84 max)

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

Bedroom Three

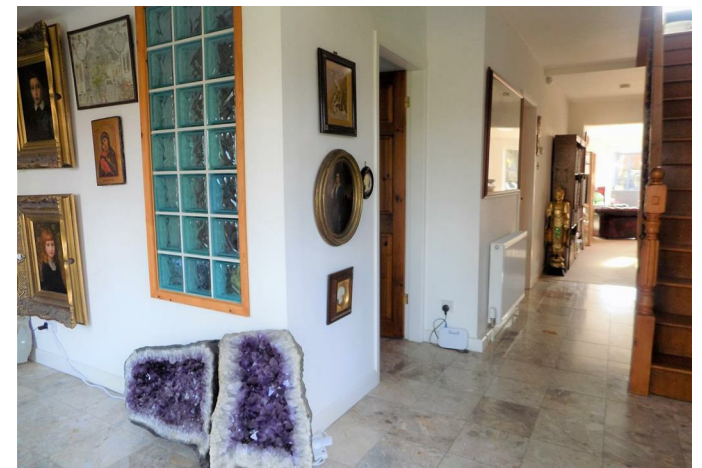
6'6", 269'0" x 9'7" (2,82 x 2.94)

UPVC double glazed window to the rear elevation.

Bedroom Four

10'3" x 9'0" (3.13 x 2.75)

UPVC double glazed window to the rear elevation and built-in office furniture.



Shower Room

5'8" x 9'0" (1.75 x 2.75)

Fitted with a four suite comprising: Shower enclosure with steam unit and shower handset, W.C. and wash basin and bidet. Tiling to all walls and floor, heated towel rail and uPVC double glazed window to the rear elevation.

Garage

Garage door to the front, light and power.

Outbuilding

17'10" x 12'7" (5.45 x 3.84)

Ideal for a Home Office with windows to the front and side elevations, double opening doors, wood effect flooring and being insulated.

Shed

Ideal for storage

Rear Garden

The Rear Garden has been beautifully hard landscaped to provide several seating / entertaining areas, large inset pond, further smaller pond, decked area to the rear of the garden with stunning countryside views, gravel and slate beds with inset shrubs and trees, external lighting and power and pedestrian access to the front of the property.

Front Garden

The Front Garden has mainly been laid to lawn with inset shrubs and a driveway providing off street parking for several vehicles.





Agents Note

This property has mains gas central heating, mains drains, water and electric. There is broadband in the area and mobile phone signal. Low risk of surface water flooding and 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.

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