

Muffin Cottage 17 Church Lane, Plungar, Leicestershire, NG13 0JD

Chain Free £279,995

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RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Period Terraced Cottage
- Spacious Main Reception
- Established Southerly Facing Rear Garden
- No Upward Chain
- Viewing Highly Recommended
- 3 Bedrooms
- Ground Floor Cloaks & Utility
- Additional Outbuilding
- Delightful Village Setting

An excellent opportunity to purchase a truly individual mid terraced period cottage tucked away at the heart of this highly regarded Vale of Belvoir village; offering a deceptive level of accommodation, a good level of character and features and occupying what is a relatively generous plot by modern standards, benefitting from a rear garden which extends to approximately 80 ft. in length. In addition the garden benefits from a southerly aspect and encompasses a useful part converted outbuilding which could offer additional scope for ancillary accommodation to the main house, subject to necessary consent/regulations. There is also a considerable void situated within the attic which again, subject to consents, could offer scope to expand the accommodation further and again adding potential to this interesting home.

The main accommodation extends to approximately 840 sq.ft. providing a spacious open plan living/dining room with attractive stripped wood flooring and part pitched ceiling with inset skylight and open fireplace to the main sitting room. In addition there is a kitchen with useful utility off and a ground floor cloak room. To the first floor there are three bedrooms and main bathroom.

In addition the property benefits from the majority double glazing, gas central heating and neutral decoration and is offered to the market with no upward chain.

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 UPVC DOUBLE GLAZED ENTRANCE DOOR LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

Having cloaks hanging space, staircase rising to the first floor landing and a cottage latch door leading into:

MAIN SITTING/DINING ROOM

23' x 12' max (7.01m x 3.66m max)
A well proportioned open plan, everyday living/entertaining space large enough to accommodate both a sitting and dining area which links through into the kitchen as well as giving access out into the southerly facing rear garden. The initial reception space has an attractive chimney breast with raised hearth, brick back and stone lintel over; alcoves to the side, stripped wood flooring and access into a useful ground floor cloak room. This in turn opens out into the southerly side of the room having part pitched ceiling, exposed timbers, central skylight and windows and French doors leading out into the rear garden.

Further doors lead to:

GROUND FLOOR CLOAK ROOM

6'10" max x 2'10" (2.08m max x 0.86m)
Having a two piece suite comprising close coupled WC and wall mounted washbasin; window to the side.

KITCHEN

11'7" x 7'6" (3.53m x 2.29m)
Appointed with a generous range of Shaker style wall, base and drawer units with L shaped configuration of laminate preparation surfaces; inset sink and drain unit; integrated appliances include electric hob and single oven beneath; plumbing for dishwasher and window to the front.

A further cottage latch door leads through into:

UTILITY ROOM

7'5" x 3'8" (2.26m x 1.12m)
Having fitted base unit with work surface over; inset sink unit; plumbing for washing machine, wall mounted central heating boiler and obscured glazed window to the side.

RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE RISES TO:

SPLIT LEVEL FIRST FLOOR LANDING

Giving access to a useful loft void above and having further doors leading to:

BEDROOM 1

11' x 10'5" (3.35m x 3.18m)
A well proportioned double bedroom having a southerly aspect into the rear garden; benefitting from built in wardrobe as well as a further walk in dressing area with hanging rails and shelving.

BEDROOM 2

10'2" x 7'7" (3.10m x 2.31m)
A further double bedroom having chimney breast with alcoves to the side and window to the front.

BEDROOM 3
10'3" max x 7' max (3.12m max x 2.13m max)
An L shaped room ideal as a first floor office, dressing room or potential single bedroom; having window to the rear.

L SHAPED BATHROOM
7'11" max x 7'9" max (2.41m max x 2.36m max)
Having a three piece suite comprising P shaped shower bath with chrome mixer tap with integral shower handset and rainwater rose over, glass screen and low maintenance splash backs, close coupled WC and pedestal washbasin; tongue and groove effect panelling and window to the front.

LOFT VOID
Running the full width of the property and having exposed beams, skylights to the front and rear and lighting; providing an excellent storage space which, subject to consent, could offer scope for potential conversion.

EXTERIOR
The property occupies a central, heart of the village, location fronting Church Lane with an initial, shared, arched passage way leading to the rear and, in turn, the front door of the property. A further courtesy gate leads into a generous southerly facing rear garden which, by modern standards, is relatively generous. The garden is mainly laid to lawn with established trees and shrubs and offering a good degree of privacy. The rear garden extends to approximately 80 ft. in length and opens out to provide a generous outdoor space which also encompasses a brick and pantiled outbuilding.

OUTBUILDING
Part converted to provide ancillary accommodation to the main cottage which, subject to necessary consents, could offer great potential as a home office, guest suite, a short term let or Airbnb.

INITIAL RECEPTION SPACE
10' x 9'9" (3.05m x 2.97m)
A UPVC double glazed entrance door leads through into a reception space having a tiled floor, exposed brick chimney breast, solid fuel water heater, window to the front and further cottage latch doors leading to:

CLOAK ROOM
3'10" x 3'10" (1.17m x 1.17m)
Having a close coupled WC and wall mounted washbasin with electric Triton water heater.

RECEPTION/POTENTIAL BEDROOM
11' x 9'6" (3.35m x 2.90m)
Having window to the front.

COUNCIL TAX BAND
Melton Borough Council - Band D

TENURE
Freehold

ADDITIONAL NOTES
The property is understood to have mains electricity, gas, drainage and water (information taken from Energy performance certificate and/or vendor).
There is a shared pedestrian access to the side and rear of the cottages.

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












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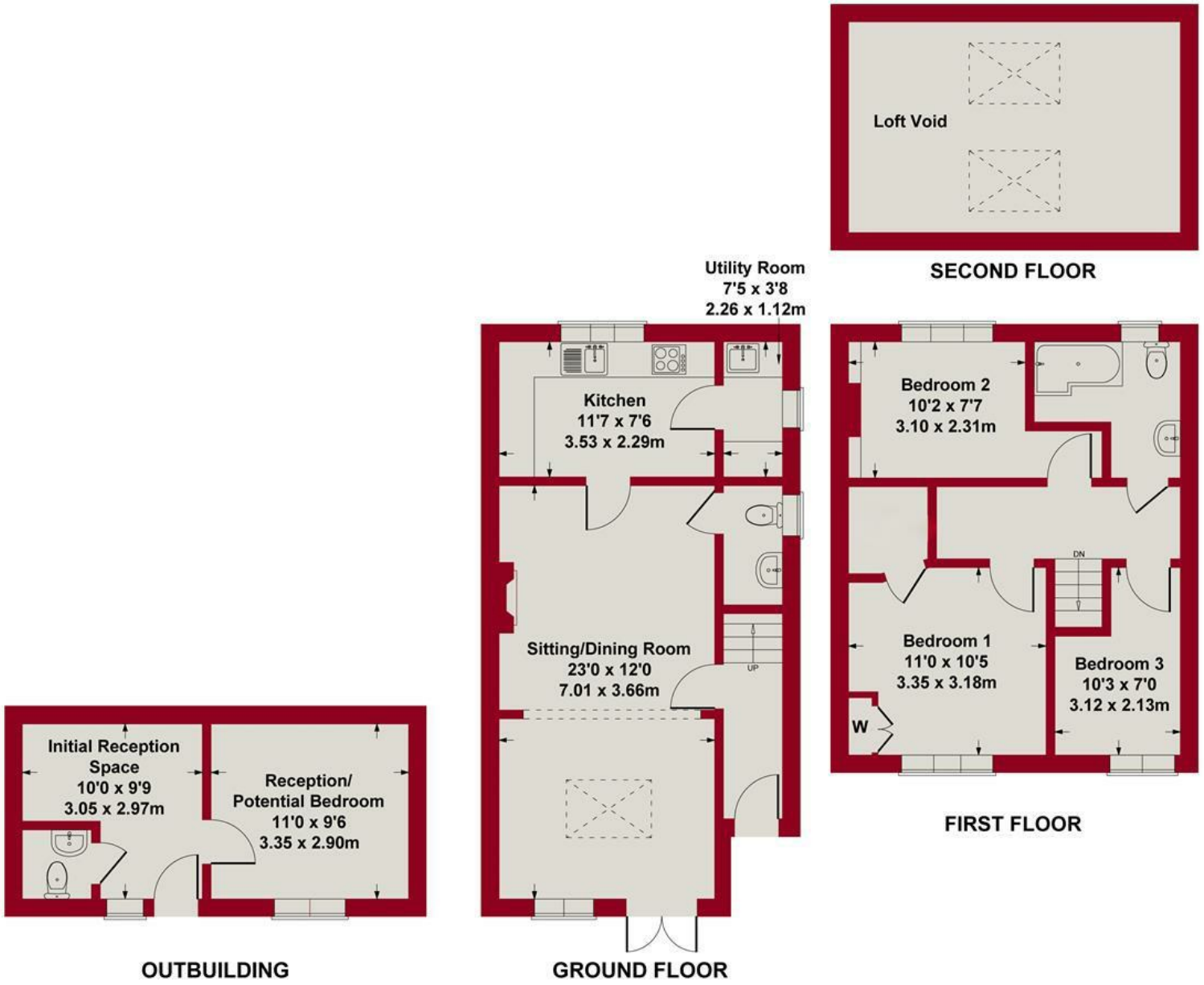



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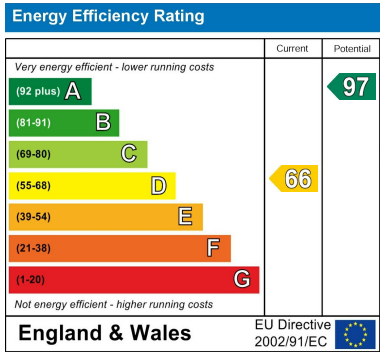
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

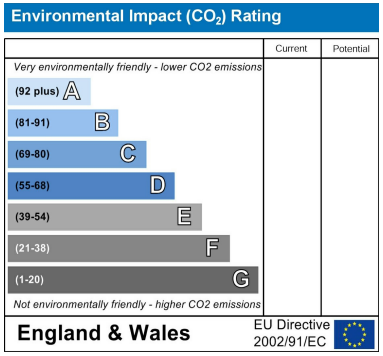
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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