



11 Harby Lane, Plungar, Leicestershire, NG13  
0JH

Chain Free £455,000

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

- Link Detached Family Home
- 4 Bedrooms
- Excellent Level Of Parking & Garage
- Open Aspect To Rear
- No Upward Chain
- In The Region Of 1,860 Sq.Ft.
- 3 Reception Areas
- Southerly Facing Rear Garden
- Highly Regarded Village
- Viewing Highly Recommended

An excellent opportunity to purchase a deceptively large link detached, family orientated, home which offers a particularly generous level of internal accommodation having been extended and reconfigured to provide in the region of 1,860 sq.ft. of floor area. The property has a generous plot approaching 1/5 of an acre which benefits from a southerly aspect to the rear across adjacent fields and extends to around 180 ft. in length.

Internally the property offers a versatile layout with three main reception areas, a spacious L shaped kitchen and ground floor cloak room all leading off an initial central hallway and enclosed porch. A garden room at the rear provides an impressive open plan living/dining space with a pitched ceiling and access out into the rear garden provides a superb everyday living/entertaining space. To the first floor, with wonderful elevated views across the garden and Vale of Belvoir escarpment beyond, there are four bedrooms and a main shower room.

As well as the internal accommodation the property occupies a delightful, landscaped, level plot with a considerable frontage providing an excellent level of off road parking and integral garage. To the rear of the property is an established, landscaped, southerly facing, enclosed, garden with paved stone chipping seating areas, a central ornamental pond and a decked area at the foot which affords delightful views across adjacent fields. In addition, located to the foot of the garden, is a versatile timber cabin/studio with adjacent storage which provides a wonderful outdoor reception space or would make an excellent home office.

Overall this is an exciting opportunity to purchase an individual home within this well regarded Vale of Belvoir village benefitting from UPVC double glazing, gas central heating and no upward chain and viewing comes highly recommended to appreciate both the 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 CANOPIED PORCH LEADS TO A UPVC DOUBLE GLAZED ENTRANCE DOOR AND INTO:

## INITIAL ENTRANCE PORCH

13'8" x 6'1" (4.17m x 1.85m)

A pleasant initial entrance vestibule benefitting from a dual aspect with double glazed windows to the front and side, having an attractive marble tiled floor, inset downlighters to the ceiling, central heating radiator and an open doorway leading through into:

## INNER HALLWAY

13'8" x 7'6" (4.17m x 2.29m)

Having continuation of the marble tiled floor, central heating radiator, spindle balustrade staircase rising to the first floor landing with useful under stairs alcove beneath and, in turn, further doors leading to:

## GROUND FLOOR CLOAK ROOM

7'11" x 4'5" (2.41m x 1.35m)

Having a two piece suite comprising close coupled WC and vanity unit with washbasin with vanity surround, chrome mixer tap and mosaic tiled splash backs; wall mounted storage, inset downlighters to the ceiling, continuation of the marble tiled floor, central heating radiator and glazed block lights through to the porch.

## SITTING ROOM

22' x 13'8" max (6.71m x 4.17m max)

A well proportioned reception having a large double glazed box bay window to the front with deep sill and central heating radiator beneath; the focal point to the room being a stone fire surround with flagged hearth, inset gas flame coal effect fire and mantel above; further central heating radiator and an open doorway leading through into:

## GARDEN/FAMILY ROOM

19'8" x 14'9" (5.99m x 4.50m)

A well proportioned, versatile, reception of generous proportions being large enough to accommodate both a living and dining area, having an attractive pitched ceiling with inset skylights as well as double glazed windows to two elevations, further French doors and sliding patio door leading into the rear garden with an open aspect beyond. In addition there are two central heating radiator and further open doorway returning to:

## STUDY/INNER HALL

9'11" x 9'4" (3.02m x 2.84m)

A versatile space which could be utilised as a study area or additional snug having an open doorway returning to the main entrance hall and a further door, in turn, leading through into:

## KITCHEN

17'11" max x 18'8" max (5.46m max x 5.69m max)

A well proportioned L shaped, open plan, space of good proportions having a pleasant aspect into the rear garden. The kitchen is fitted with a generous range of wall, base and drawer units providing an excellent level of storage having; two runs of laminate preparation

surfaces which provide a good working area ideal for the keen cook, the main run having two inset stainless steel sink and drain units with chrome swan neck articulated mixer tap and tiled splash backs; integrated appliances including Bosch double oven, and stainless steel finish four ring gas hob; plumbing for dishwasher and washing machine; space for free standing fridge freezer and tumble dryer; wall mounted gas central heating boiler, inset downlighters to the ceiling, two central heating radiators, two built in pantries again providing a good storage space with integrated shelving, two double glazed windows to the rear and an exterior door into the garden.

RETURNING TO THE INNER HALLWAY A SPINDLE BALUSTRADE STAIRCASE RISES TO:

### FIRST FLOOR LANDING

Having access to loft space above and further doors, in turn, leading to:

### BEDROOM 1

13' x 13' (3.96m x 3.96m)

A well proportioned double bedroom having an aspect to the front; fitted with an excellent level of storage with integrated wardrobes, overhead storage cupboards, matching drawer unit and side tables; and also having central heating radiator, double glazed window and door giving access to a walk in wardrobe with hanging rails.

### BEDROOM 2

12'6" x 12'2" max (3.81m x 3.71m max)

An L shaped double bedroom again of good proportions, having a useful over stairs storage cupboard with hanging rail, central heating radiator and double glazed window to the front.

### BEDROOM 3

9'8" x 9'6" (2.95m x 2.90m)

A further double bedroom having fantastic panoramic views to the rear, central heating radiator, inset downlighters to the ceiling and double glazed window.

### BEDROOM 4

10'5" x 9'6" (3.18m x 2.90m)

A further potential double bedroom which is currently utilised as a home office fitted with a generous range of integrated furniture; having near full height storage cupboard and wall units, low level drawer unit and L shaped study providing a good working area with under unit lighting and further near full height dresser unit. The room could easily be turned back into a bedroom if required, the room boasting fantastic panoramic views across the Vale to the rear.

### SHOWER ROOM

9' x 5'7" (2.74m x 1.70m)

Having a four piece suite comprising; quadrant steam shower enclosure with curved sliding doors, integrated shower unit with body jets, steam generator, independent handset and ceiling rose over, integrated speakers and mirrored splash backs; close coupled WC, bidet and pedestal washbasin; tiled walls and floor, contemporary towel radiator and double glazed window.

### EXTERIOR

The property occupies a fantastic position within this pretty Vale of Belvoir village, occupying a central position on its generous plot which approaches 1/5 of an acre. A considerable frontage provides more than ample off road parking for numerous vehicles and, in turn, leads to the attached garage. The remainder of the garden is laid to lawn with further landscaped borders and a central pathway leading to the main entrance door. Access to the rear garden can be gained to either side of the property by a timber courtesy gate which leads into a generous, landscaped, established rear garden which is of good proportions by modern standards, having paved terraces, raised slate and stone chipping borders with established trees and shrubs and a central ornamental pond providing an attractive central feature. A pathway leads to a timber decked area at the foot which affords fantastic views across open fields and the Vale escarpment on the horizon. Located within the garden is a useful timber cabin/studio.

### GARAGE

8' wide x approx 17' deep (2.44m wide x approx 5.18m deep)

Having up and over door, power and light.

### CABIN/STUDIO

17'8" x 12'6" (5.38m x 3.81m)

Providing a useful versatile space that is currently utilised as an outdoor reception but would be perfect as a home office, gym or studio or, alternatively would make a fantastic workshop space. The room having power and light, windows to three elevations and French doors into the garden. Attached to the cabin is a:

### GARDEN STORE

9' x 7' approx (2.74m x 2.13m approx)

A useful timber store providing useful storage/workshop space having power and light and a weather proof socket.

### 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).

### 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>



















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.

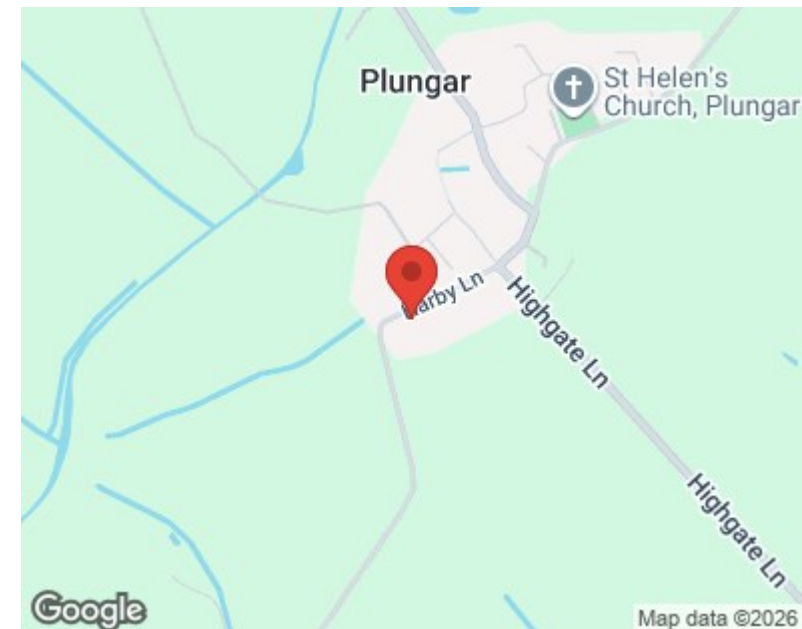
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	79
England & Wales		EU Directive 2002/91/EC

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



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



**RICS**



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