



**Lundy Cottage Frog Lane, Plungar,
Leicestershire, NG13 0JE**

Offers Around £545,000

Tel: 01949 836678

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Individual Detached Home
- 2 Reception Rooms
- 3 Bath/Shower Rooms
- Heart Of The Village Location
- Viewing Highly Recommended
- Offering Up To 5 Bedrooms
- Attractive Modernised Dining Kitchen
- Established Corner Plot
- Driveway & Garage

An opportunity to purchase a truly individual detached, deceptive, versatile home which offers an excellent level of internal accommodation approaching 1,900 sq.ft. and comprises a layout which allows for both single and two storey living with bedrooms to both the ground and first floors.

Depending on a clients requirements the property could offer up to five bedrooms with two double bedrooms and shower room situated on the first floor and an additional three bedrooms to the ground floor, one benefitting from ensuite facilities, with separate main bathroom. In addition there are two further reception rooms including a pleasant dual aspect sitting room with a solid fuel stove and a separate garden room which is a light and airy space that could be utilised as either an additional sitting room or formal dining room linking into a beautifully appointed dining kitchen. The kitchen has been thoughtfully upgraded and modernised but still retaining a traditional feel with a range of attractive wall, base and drawer units finished in heritage style colours, marble preparation surfaces including a central island unit and access out into the rear garden. A separate utility leading off the main hallway provides a good level of storage with additional storage situated in the eaves to the first floor.

In addition the property is tastefully decorated throughout in relatively neutral colours providing a pleasant and versatile space.

As well as the internal accommodation the property occupies an attractive, established, corner plot right at the heart of the village with gardens to three sides as well as access around the full perimeter of the house. The gardens have been lovingly established over the years and are well stocked with a variety of trees and shrubs offering a good degree of privacy to the front, side and rear. In addition a driveway provides off road car standing and in turn leads to an attached garage.

Overall viewing comes highly recommended to appreciate this unique home which is large enough to accommodate families, particularly those with older children, but also will appeal to those downsizing from larger dwellings looking for a relatively modern home within a village setting that offers the ability to be utilised as single storey living in future, making it ideal for those looking for a long term home.

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.

AN OPEN FRONTED PORCH LEADS TO AN ATTRACTIVE COTTAGE STYLE TIMBER STABLE DOOR AND, IN TURN, INTO:

INITIAL ENTRANCE HALL

13'8" x 7'4" (4.17m x 2.24m)

A well proportioned space having spindle balustrade turning staircase rising to the first floor landing with under stairs alcove beneath, tiled floor, deep pine skirtings and architraves and further attractive stripped pine doors leading to:

SITTING ROOM

19'6" x 11' (5.94m x 3.35m)

A well proportioned light and airy space benefitting from windows to two elevations; the focal point to the room being a chimney breast with quarry tiled hearth and inset solid fuel stove; attractive plank effect tiled floor and skirtings and windows to the front and side.

UTILITY/CLOAKS CUPBOARD

6'6" x 4'7" (1.98m x 1.40m)

A useful space providing an excellent level of storage having cloaks hanging with shelving above, plumbing for washing machine, space for tumble dryer above and adjacent airing cupboard housing the hot water cylinder.

DINING KITCHEN

19'10" x 11' (6.05m x 3.35m)

A well proportioned open plan space that links through into the addition of a garden room at the side which combined creates an excellent everyday living/entertaining area; the initial kitchen area being large enough to accommodate a dining space with French doors leading out into the rear garden. The kitchen is tastefully appointed having been refurbished and modernised with a generous range of wall, base and drawer units finished in heritage style colours creating a farmhouse style kitchen; having attractive marble preparation surfaces including a central island peninsula providing an excellent working area, the main run having an undermounted sink with brushed metal swan neck mixer tap and marble upstands; butlers pantry complementing the main kitchen and providing an excellent level of storage; integrated appliances include AGA City 60 dual fuel, and dishwasher. Inset downlighters to the ceiling, tiled floor and French doors to the rear.

Glazed double doors lead through into:

GARDEN ROOM

10'11" x 11'2" (3.33m x 3.40m)

A really useful addition to the property providing a further versatile reception space leading off the dining area of the kitchen, providing an additional snug or sitting room; having a

pitched ceiling, attractive glazed gable end, double glazed windows and opening top lights and a single French door leading into the garden; integrated seating, tiled floor and windows to three elevations.

Returning to the initial entrance hall a further pine door leads through into:

L SHAPED INNER HALLWAY

8'5" x 8'10" (2.57m x 2.69m)

Having an attractive plank effect tiled floor and skirtings, stripped pine architraves and further doors leading to:

BEDROOM 1

13'8" x 11'7" (4.17m x 3.53m)

A well proportioned double bedroom benefitting from ensuite facilities; having a good level of integrated storage with wardrobes with overhead cupboards, continuation of the timber effect tiled floor, double glazed window to the rear and a further door leading through into:

ENSUITE SHOWER ROOM

5'5" x 6'3" (1.65m x 1.91m)

Having a three piece white suite comprising shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC and vanity unit with inset heritage washbasin with tiled splash backs; timber effect tiled floor and skirtings and double glazed window to the rear.

BEDROOM 2

13'7" x 10'6" (4.14m x 3.20m)

A versatile well proportioned room which would make a further double bedroom or alternatively additional reception space; having continuation of the tiled floor and double glazed window to the front.

L SHAPED STUDY/BEDROOM 3

12' max x 8'7" plus 2' for alcove (3.66m max x 2.62m plus 0.61m for alcove)

A versatile room which could accommodate a bed but makes an excellent home office/study; having continuation of the tiled floor and double glazed window to the front.

GROUND FLOOR BATHROOM

6'10" x 6'4" (2.08m x 1.93m)

Tastefully appointed having been modernised with a three piece suite comprising double ended bath with central mounted mixer tap and integral shower handset, WC with concealed cistern and vanity surface over with inset washbasin with mirrored and tiled splash backs; vanity unit providing a good level of storage, timber effect tiled floor, combination towel radiator and double glazed window.

RETURNING TO THE INITIAL ENTRANCE A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:

FIRST FLOOR SPLIT LEVEL LANDING

Having pitched ceiling with under eaves storage areas, central Velux window and, in turn, further doors leading to:

BEDROOM 4

21'5" max 13'11" max (6.53m max 4.24m max)

A well proportioned L shaped double bedroom benefitting from a dual aspect with double glazed dormer window the front and two Velux windows at the rear; having an attractive pitched ceiling with inset downlighters and an initial walk through dressing area with built in wardrobes.

BEDROOM 5

14' x 14' to eaves (4.27m x 4.27m to eaves)

An attractive dual aspect double bedroom having a pitched ceiling, Velux window to the rear and dormer window to the front; pine skirts, inset downlighters to the ceiling and a further door leading into:

STORAGE/LOFT SPACE

Providing a fantastic easily accessible storage area with additional access to under the eaves.

SHOWER ROOM

8'11" x 5'3" (2.72m x 1.60m)

Having a three piece suite comprising shower enclosure with glass screen and wall mounted electric shower, close coupled WC and vanity unit with round bowl washbasin with chrome mixer tap and tiled splash backs; timber effect tiled floor, chrome towel radiator and pitched ceiling with Velux window.

EXTERIOR

The property occupies a pleasant corner plot close to the heart of this well regarded edge of Vale village; having an initial block set driveway providing double width car standing and leading to the attached brick built garage. The gardens run to all sides set back behind a hedged frontage with a well maintained lawn and established perimeter borders well stocked with a variety of shrubs. A timber courtesy gate to the side of the garage gives access to the rear of the property where there is an initial enclosed garden area bordered by feather edged board fencing; raised vegetable gardens with timber edging, a fruit cage, an aluminium framed greenhouse and, in turn, further raised borders with a range of trees and shrubs. The garden to the side of the property is again mainly laid to lawn and is enclosed by mature hedging with various fruit trees including plum, fig and pear as well as a mature grape vine. The gardens then return to the front of the property allowing access around the full perimeter of the house.

GARAGE

18' x 10' (5.49m x 3.05m)

Having up and over door, power and light and pitched roof with useful storage in the eaves; also housing the Worcester central heating boiler.

COUNCIL TAX BAND

Melton District 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>









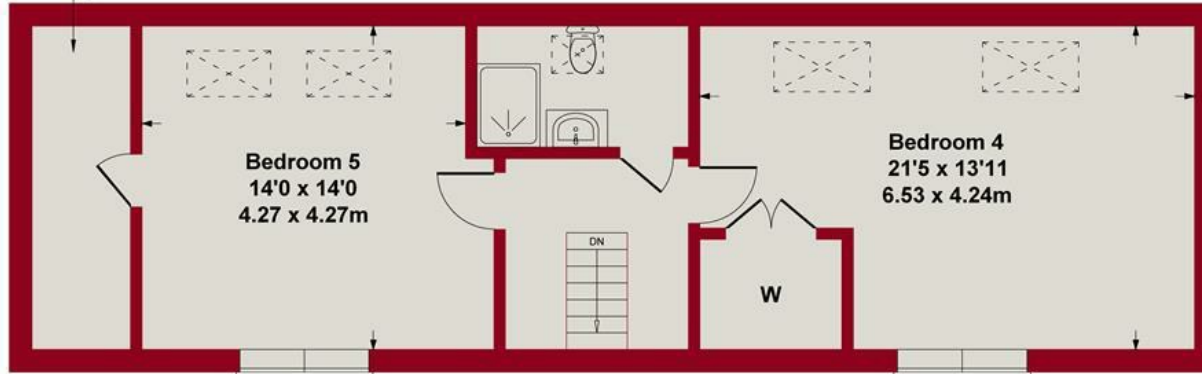






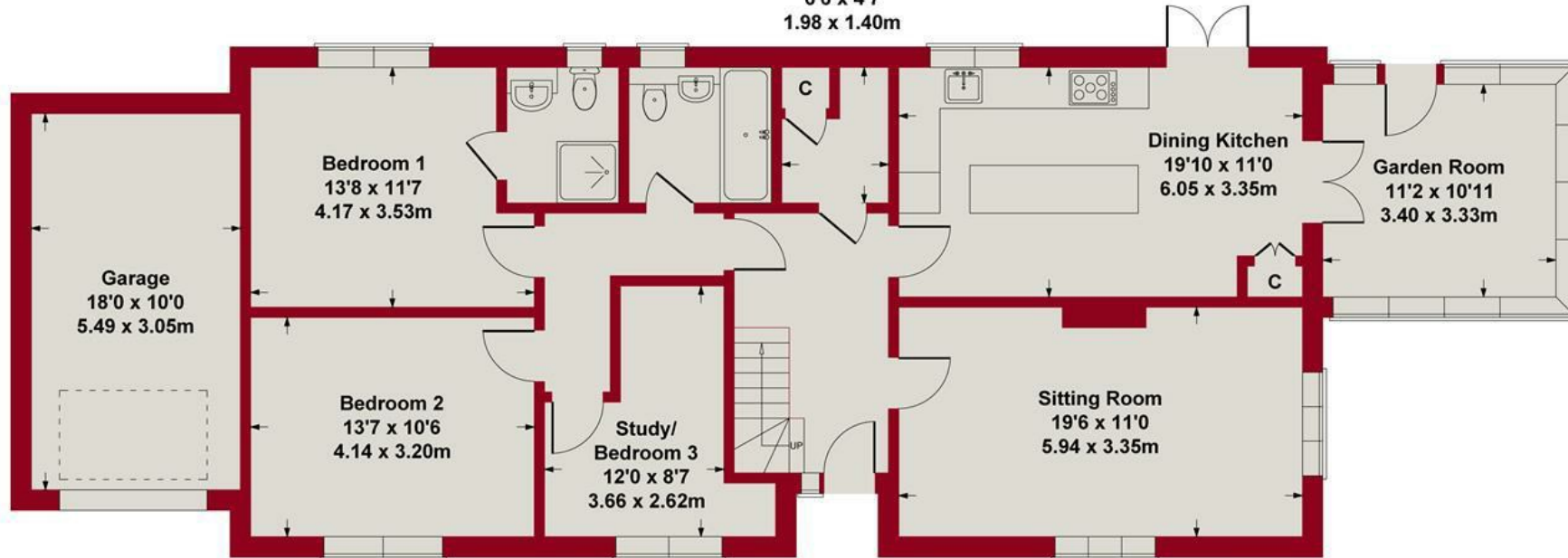


Storage/
Loft Space



FIRST FLOOR

Utility/Cloaks Cupboard
6'6 x 4'7
1.98 x 1.40m



GROUND FLOOR

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.





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	78
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



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



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers