



9 Church Lane,  
Plungar, NG13 0JD



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Thomas James are delighted to bring to the market this immaculately well presented, four bedroom detached family home, located in a quiet lane within the highly regarded and sought after Vale of Belvoir village of Plungar.

The property itself boasts an entrance hall, living room with an open fireplace, separate family room, dining room, w/c, and a recently refitted kitchen to the ground floor, with the first floor landing giving access to four good sized bedrooms (master complete with an en-suite shower room), and the family bathroom.

Benefiting from under-floor heating in the kitchen and dining room, HIVE controlled gas central heating, double glazing, a fitted alarm system and neutral decoration throughout, the property occupies an established plot with a pleasant outlook. There is ample parking provided by the block paved driveway to the front, with a brick-built double garage and privately enclosed south facing gardens to the rear.

Early viewing is highly recommended.

£400,000





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## Directions

Church Lane can be located from Granby Lane, Plungar.

## GROUND FLOOR ACCOMMODATION

### Canopied Entrance Porch

With inset down-lighters, giving access to the:-

### UPVC Entrance Door

Leading into the:-

### Entrance Hall

UPVC double glazed window to the front elevation, stairs rising to the first floor, Karndean flooring, spotlighting, radiator, HIVE heating control panel, and internal wooden doors leading to the family room, dining room, ground floor w/c, kitchen and the:-

### Living Room

UPVC double glazed window to the front elevation, feature coal/wood burning open fireplace with a slate hearth and wooden surround, wall lights, radiator, television aerial connection point.

### Office

UPVC double glazed window to the front elevation, Karndean flooring, radiator, ceiling light point, granite desk, built-in floor-to-ceiling storage cupboards with shelving.

### Ground Floor W/C

Fitted with a low level flush w/c, and a wash hand basin set in a vanity unit.

Karndean flooring, radiator, ceiling light point, and a wooden framed opaque double glazed window to the side elevation.

### Dining Room

UPVC double glazed French doors opening to the rear garden, tiled flooring with under-floor heating, spotlighting,

wall lighting, radiator, and an open archway with beam leading through to the:-

### Kitchen

Recently refitted with a matching range of high gloss, soft closing wall, drawer and base units in cream with square edge wooden work surfaces over, one and a half bowl stainless steel sink unit with mixer tap, space and plumbing for a washing machine, integrated appliances including a NEFF combination oven, Neff fan assisted pyrolytic self-cleaning oven, induction hob with stainless steel extractor hood over, dishwasher and fridge/freezer.

Ideal Logic combination boiler (housed in a wall unit, and 18 months old), spotlighting, tiled flooring with under-floor heating, UPVC double glazed window to the rear elevation, and a UPVC double glazed glass panelled door opening to the rear garden.

## FIRST FLOOR ACCOMMODATION

### First Floor Landing

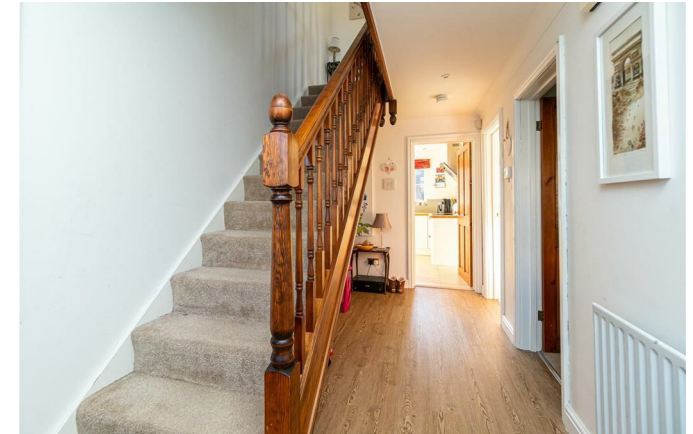
A light and spacious area, with a UPVC double glazed window to the front elevation with attractive views over the village, loft access hatch with a drop-down ladder and light giving access to the fully insulated and partially boarded loft space above, airing cupboard with shelves and a hanging rail, ceiling light point, radiator, and doors leading to four bedrooms and the family bathroom.

### Master Bedroom

UPVC double glazed window to the rear elevation, fitted wardrobes, ceiling light point, radiator, and a door leading to the:-

### En-Suite Shower Room

Fitted with a three piece suite comprising a low level flush w/c, pedestal wash hand basin, and a double shower enclosure with an electric shower.





Tiled splash backs, vinyl floor covering, radiator, extractor fan, spotlighting, and a wooden framed opaque double glazed window to the side elevation.

#### **Bedroom Two**

UPVC double glazed window to the front elevation, radiator, ceiling light point.

#### **Bedroom Three**

UPVC double glazed window to the front elevation, radiator, ceiling light point.

#### **Bedroom Four**

UPVC double glazed window to the rear elevation, radiator, ceiling light point.

#### **Family Bathroom**

Fitted with a three piece suite in white comprising a low level flush w/c, pedestal wash hand basin, and a panelled bath with a mains fed shower and glazed screen over.

Spotlighting, radiator, extractor fan, part tiling to the walls, vinyl floor covering, and a wooden framed opaque double glazed window to the side elevation.

#### **OUTSIDE**

To the front of the property, the large block paved driveway provides off road parking for multiple vehicles, and gives access to the FRONT ENTRANCE DOOR, and the timber side gate leading to the rear garden. There is a half height hedge and timber fencing to the boundary, plus a shaped lawn, shrub beds and an established tree.

The south facing rear garden is timber fence enclosed and includes a patio area adjacent to the property, with a shaped lawn beyond. There are shrub bed borders, and an attractive timber Pergola area to the rear with hardstanding (currently used as a play area). A door gives pedestrian access to the double garage at the rear of the garden.

#### **Detached Brick-Built Double Garage**

With vehicular access via Barkestone Lane.

Two up and over doors to the front, eaves storage, power connected, light, and a pedestrian door leading out to the rear garden.

#### **Plungar**

Situated in the picturesque Vale of Belvoir, the village of Plungar is surrounded by attractive countryside.

Within easy reach of Nottingham, Grantham and Melton Mowbray via main road routes, Plungar is also close to the Grantham mainline which affords access to London by rail.

Plungar is within the catchment area for the Grammar schools in Grantham, and a number of schools in neighbouring villages.

The village is also home to the Anchor Inn, which lies a short distance from the restored Grantham Canal.

#### **Referral Arrangement Note**

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.





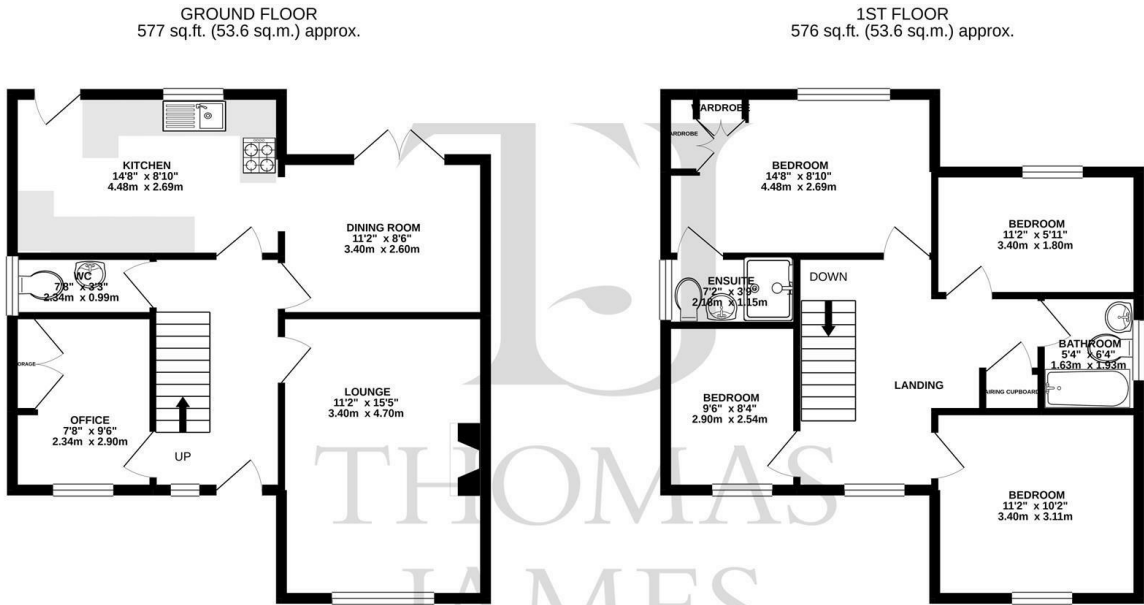
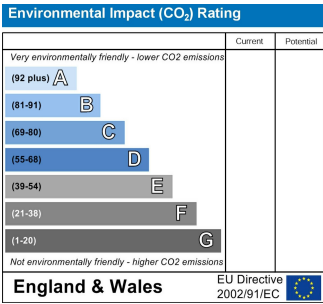
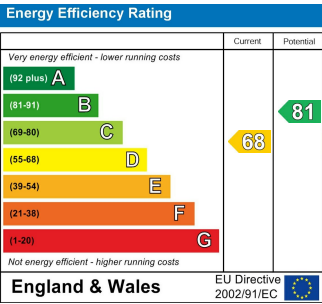


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MONEY LAUNDERING

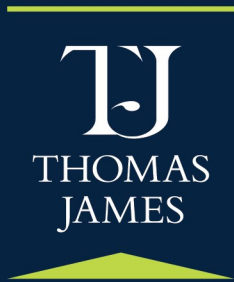
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TOTAL FLOOR AREA : 1154 sq.ft. (107.2 sq.m.) approx.

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