



8 Frog Lane,  
Plungar, NG13 0JE

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THOMAS  
JAMES

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\*\*\*\*GUIDE PRICE £300,000 TO £320,000\*\*\*\*

Thomas James are delighted to offer this extended, and beautifully well presented cottage to the market. The property provides accommodation arranged over three floors, combining characterful features, with a modern twist.

The accommodation includes; a living room with a feature log burner, and a spacious contemporary dining kitchen with a sloping glass ceiling to the dining area, and doors opening to the garden on the ground floor, two double bedrooms, and a recently refitted shower room on the first floor, and a further bedroom, complete with an en-suite wc, and a free standing bath, on the second floor.

Benefiting from gas central heating and double glazing, the property has a low maintenance enclosed garden to the rear, complete with a covered hot tub area.

Situated in the picturesque Vale Of Belvoir village of Plungar, the property is within easy reach of the local church, and the Michelin green star winning Jericho restaurant. Local transport links and main road routes give access to Nottingham, Leicester, and neighbouring villages.

Early viewing is essential to appreciate this delightful home!

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#### ACCOMMODATION

The composite entrance door opens directly into the living room.

The living room has a sash window to the front, exposed floor boards, and a feature log burner, set into the chimney breast with space for log storage. An internal window overlooks the dining kitchen, and a glazed door opens into this beautiful room.

Recently modernised, the impressive dining kitchen has a range of (soft close, handleless) drawer and base units, in matte finish, with under cabinet lighting, and an island unit with power and USB points, and a feature light over. There is a sunken sink, with an instant boiling water tap over, and integrated appliances including; a dishwasher, an electric oven, and an induction hob with an extractor hood over. An under stairs utility cupboard houses the washing machine here, there is tiled flooring, and fitted oak shelves. Opening to the extended dining area, there is a light over the dining area, a log burner, a sloping glass ceiling, a window overlooking the rear, and a glass panelled door opening out. A sliding door from the dining kitchen, gives access to the stairs, which rise to the first floor.

On reaching the first floor, the landing has stairs rising to the second floor, and doors into two bedrooms, and the shower room.

The recently refitted shower room has a walk in shower area with fully tiled walls, a low flush wc, and a wash hand basin. There are gold coloured fittings, a heated towel rail, and a wall mounted mirror.

The largest bedroom has a sash window to the front, an ornate original fireplace, exposed floor boards, and fitted wardrobes.

Currently used as an office, the smallest bedroom has a window to the rear, an ornate original fireplace, and exposed floor boards. The Ideal central heating boiler is housed in a cupboard here, and there is a ceiling mounted clothes dryer on a pulley system.

The double bedroom suite on the second floor has a window to the side, with views over the village and countryside, a Velux window to the rear pitch, a freestanding bath, exposed floor boards, eaves storage space, and a separate wc.

#### OUTSIDE

At the front, the property is flush to the pavement. There is wrought iron pedestrian gated access to the side and rear (there is an external tap, and external light here).

To the rear of the property, the attractive low maintenance garden includes; gravelled beds, flower bed borders, and a patio seating area, with a covered hot tub area with power connected (the existing hot tub to remain as a part of the sale), and a pizza oven. Fully enclosed, the garden has a stepping stone path, an established tree, an external power point and external lighting, and houses a timber storage shed (also to remain as a part of the sale).

#### Agent Note

Access across the rear garden, has to be granted to neighbouring properties.

#### Council Tax Band

Council Tax Band B. Melton Borough Council.

Amount Payable 2025/2026 £1,858.59.

#### Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson 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.

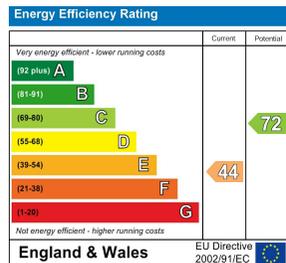


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## MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



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