



# CROFTS ESTATE AGENTS

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## Plumtree Lane

North Thoresby  
DN36 5QH

Offers in the Region Of £250,000

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### Property Introduction

Located on the popular Plumbtree Lane in North Thoresby, this detached home is offered for sale with no forward chain and represents an excellent opportunity for buyers seeking a property with scope to modernise and enhance. The accommodation is arranged over two floors and offers versatile living space. The ground floor comprises a lounge, separate dining room, and kitchen, along with two bedrooms, a bathroom, and a separate WC, making the layout particularly appealing for those requiring ground-floor bedroom facilities. To the first floor is a further bedroom, suitable for use as a principal bedroom, guest room, or home office. Of particular note is the large loft space, which offers clear potential to be converted into an additional bedroom or living space, subject to the necessary planning permissions and building regulations, providing further opportunity to extend the accommodation if required. Externally, the property benefits from gardens to the front, side and rear, offering ample outdoor space, while a driveway provides off-road parking. The home is in need of a scheme of modernisation, allowing purchasers to personalise the property to their own tastes and add value. Positioned within a well-regarded village with local amenities and access to nearby towns, this property offers a fantastic renovation project with significant potential. Early viewing is highly recommended.

### Entrance Hall

Entering through the entrance porch reveals the entrance hall with a radiator and a carpeted floor.

### Lounge

16' 11" x 11' 11" (5.15m x 3.63m)

The lounge has a dual aspect windows to the front and side elevation, a radiator and a carpeted floor. There is also a cosy multi fuel burner.

### Dining Room

10' 10" x 10' 11" (3.31m x 3.33m)

The dining room has a window to the rear elevation, a radiator and a carpeted floor.

### Kitchen

11' 1" x 12' 0" (3.38m x 3.65m)

The kitchen has dual aspect windows to the side and rear elevation, a door to the rear and a range of fitted units with a sink and drainer and plumbing for a washing machine.

### Bedroom One

11' 11" x 11' 0" (3.64m x 3.35m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

### Bedroom Two

10' 0" x 11' 0" (3.04m x 3.35m)

Bedroom two has a window to the side elevation, a radiator and a carpeted floor.

### Bathroom

7' 9" x 5' 10" (2.37m x 1.79m)

The bathroom has an opaque window to the rear elevation, a radiator, bath and basin.

### WC

6' 4" x 2' 8" (1.94m x 0.81m)

The WC has an opaque window to the rear elevation and a WC.

### Stairs

Stairs lead to the first floor.

### Bedroom Three

9' 9" x 14' 1" (2.97m x 4.28m)

Bedroom three has a window to the side elevation, a radiator and a carpeted floor.

### Loft Space

A large space off the stairs which could be used in many ways.

### Outside

With a driveway providing off road parking there are also gardens to the front, side and rear. The rear being low maintenance and the front having a lawn which sweeps to the side with established shrubs.

### Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

### Services

All mains services are understood to be connected, EXCEPT FOR GAS however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

### Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

### Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

### Council Tax Information

Band C: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

### Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

### Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### Mortgage and Financial Advice

With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

**Forge Financial Solutions** will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
82.4 sq.m. (887 sq.ft.) approx.

1ST FLOOR  
36.5 sq.m. (392 sq.ft.) approx.



TOTAL FLOOR AREA : 118.9 sq.m. (1280 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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