

Alexanders



Main Street

Worthington



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- Charming cosy cottage
- Sought after location
- Exposed timber beams
- Kitchen with intergrated appliances
- Cosy wood burner
- Three generous bedrooms
- Luxury separate shower and bathtub
- Two tiered established gardens
- EPC Rating E/Council Tax Band C/Freehold

Agents Note

Quintessential English cottage in a beautiful location.

Location

The sought after village of Worthington affords an impressive host of local amenities including a very good primary and pre-school, village shop, pub and fantastic walks and cycle routes including direct access to the 'Cloud Trail'. Worthington is conveniently situated within easy commuting distance of Derby, Nottingham, Leicester and Birmingham, offering superb links to the M1, M42, East Midlands Airport and East Midlands Parkway train station.

Accommodation Summary

The front door opens into a cosy dining hall with a wood burning stove and slate covered plinth, exposed timbers and a bow window to the front elevation. Doors lead into the impressive kitchen/breakfast room which has been fitted with expansive eye and base level units with integrated appliances, and a show stopping central island with worktop over. Further doors lead into the formal sitting room with the original central brick fireplace with an enclosed oak mantle, brick and slate surround. Upstairs, are three good-sized and generous bedrooms.

Externally, the rear gardens are generous in size and most private, a large paved seating terrace is located directly to the rear of the property with steps up to a lawned area where there are established borders to each side and garden shed to the rear. Parking for the property is on the street and there is a small gate to the side of the property giving access to the rear garden.



Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch (01530) 413126.

Tenure

Freehold.

Services

We are advised that mains electricity, water, and drainage are connected.

The property is serviced by electric heating.

Local Authority

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ (Tel: 01530 454545). Council Tax Band C.

Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

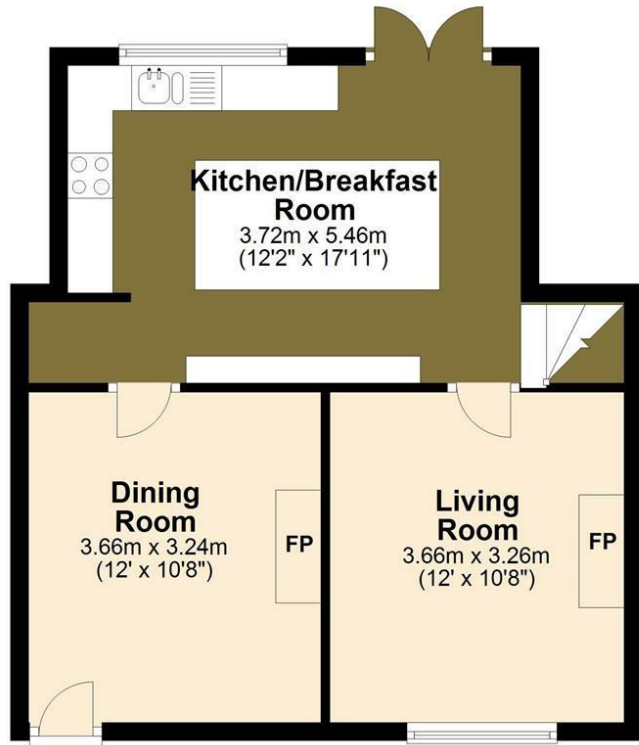
Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.



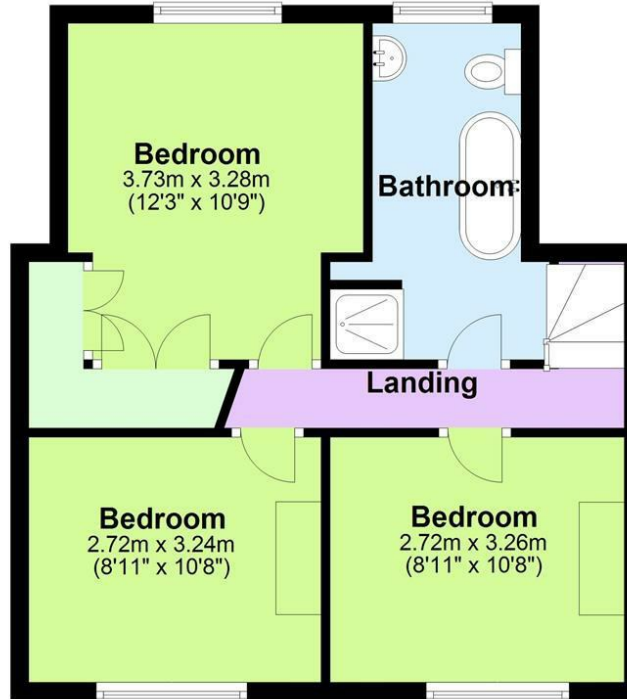
Ground Floor

Approx. 45.1 sq. metres (486.0 sq. feet)

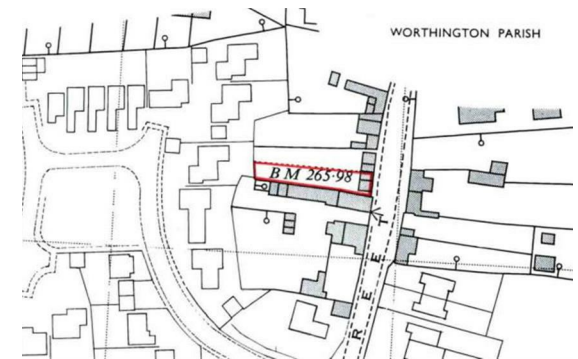


First Floor

Approx. 44.0 sq. metres (473.9 sq. feet)



Total area: approx. 89.2 sq. metres (959.9 sq. feet)



Viewing by appointment only

Alexanders

22 Market Street
Ashby-de-la-Zouch
LE65 1AL

Telephone Sales: 01530 413126
Email: ashby@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Ashby-de-la-Zouch Sales Team on 01530 413126.

Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - 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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.