

Alexanders



Worthington Lane

Breedon-On-The-Hill

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- ****CASH BUYERS ONLY****
- Attractive period cottage
- In the heart of a village
- Open plan living space
- Spacious kitchen with separate utility room
- Double bedroom with bespoke fitted wardrobes
- Beautifully landscaped garden
- EPC Rating D / Council Tax Band C / Freehold

General Description

Alexanders of Ashby offer to the market with no upward chain this attractive period cottage with beautifully maintained gardens, situated in the heart of the quintessentially English village of Breedon on the Hill.

Accommodation Summary

The property affords multifuel stove and IR panels and uPVC double glazing throughout, with quaint open plan living space boasting period and contemporary features throughout. Expect to find in brief open plan three zoned kitchen, dining and living room with built in home office, inset log burner. The kitchen has been recently refitted with modern gloss kitchen with a range of eye and base units, with integrated appliances. There is also a garden room, spacious utility / boot room and contemporary bathroom with a freestanding roll top bath, a walk in shower enclosure, a vanity wash basin and a low level WC. Further to this a generous double bedroom with bespoke fitted wardrobes with inset draws.

To the side of the property is a pedestrian gate to the rear, which boasts an attractive rear garden with patio, raised borders and well established plants/shrubbery. Fully enclosed with fencing.



Location

The sought after village settlement of Breedon on the Hill is on the edge of the National Forest with superb access to Ashby, Leicester, Derby and Loughborough, and its' associated excellent schooling options including Repton School and Ashby School. The village is also home to a primary school, village pub, shop, golf course and health club.

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 multifuel stove, solar and IR heating panels .

Local Authority

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

Measurements

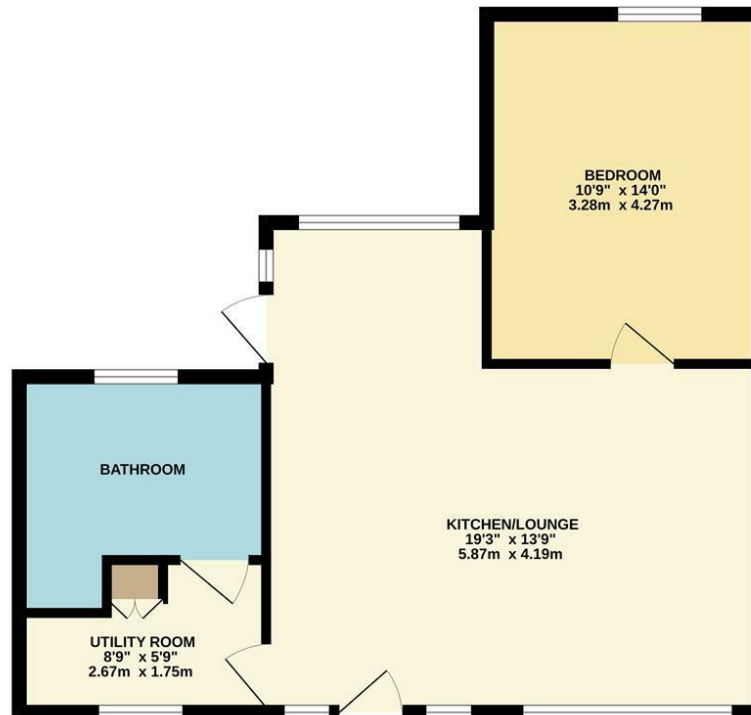
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

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
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA: 593 sq.ft. (55.1 sq.m.) 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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Alexanders

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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.