



Newbold Lane

Worthington

- Sought after village location
- Generous corner plot
- Open plan living space
- Cosy open fireplace
- French doors to the garden
- Three large sized bedrooms
- Landscaped south facing gardens
- Ample off road parking
- EPC Rating E / Council Tax Band E/ Freehold

General Description

Wayside Cottage is steeped in history, dating back three hundred years the property was formerly two workers' cottages, converted almost a hundred and fifty years ago into a reading room and socialising space for the local residents. Now Wayside Cottage stands proudly on the edge of the village with far reaching views over local farmland and boasts a clever mix of character and modern conveniences.

Location

This sought after village offers an impressive host of local amenities including outstanding rated Ofsted primary and pre-school, village shop, pub, 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

Internally the property boasts character in abundance within the lounge there is a feature cast iron burning stove, with an opening through to the split-level dining area with doors out into the garden and through to the kitchen, a rare feature for a period cottage to benefit from open plan living. The kitchen is an addition to the original house, constructed by Keller Homes and crafted by Charnwood kitchens, the property now benefits from a bespoke kitchen fitted with high end appliances, complete with a vaulted ceiling and Velux window. Further to the ground floor is a rear porch area, leading to a covered area to the rear and further to the lounge is a more formal sitting room with a traditional open grated fireplace and French doors to the garden. Upstairs there are three good sized bedrooms and a family bathroom.

Wayside sits on a generous corner plot with a beautiful south-facing landscaped rear garden mainly laid to lawn with several seating areas, raised borders and mature hedging to surround. Within the rear courtyard, there is a brick outbuilding and external utility/boiler room, with space for a workshop/large garden shed. The property also offers off road parking for multiple vehicles and offers huge extension potential stpp.

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.
Heating is Oil fuelled.

Local Authority

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

Measurements

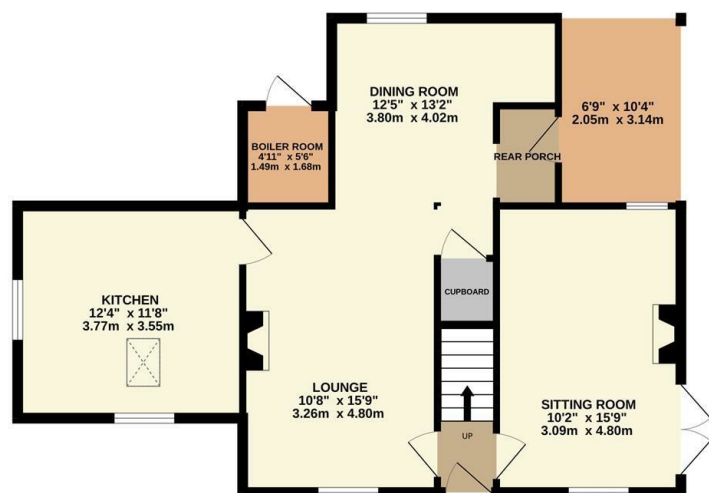
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

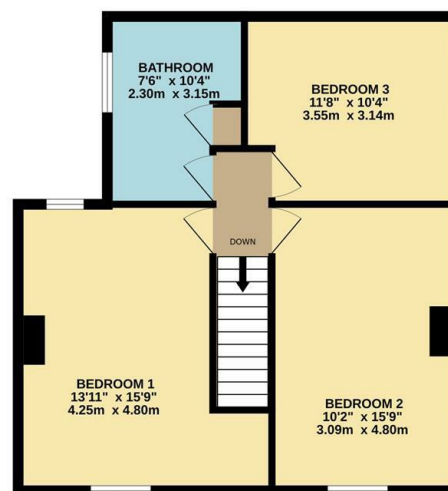
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an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



GROUND FLOOR
740 sq.ft. (68.8 sq.m.) approx.



FIRST FLOOR
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA: 1311 sq.ft. (121.8 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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