



Cloud View Cottage, 7 Manor Drive  
| LE65 1RN | Offers In The Region Of £320,000

ROYSTON  
& LUND

- NO UPWARD CHAIN
- Main Bedroom with Bespoke Fitted Wardrobes and En-Suite
- Modern Kitchen with Integrated Appliances
- Sought after Village Location - Yards from The Cloud Trail which is on the National Cycle Network
- Heat Source Air Pump - Renewable Energy and Lower Cost Heating
- Beautifully Presented, Modern Property with Three Generous Sized Bedrooms
- Family Bathroom with Separate Bath and Shower
- Open Plan Living with French Doors Leading onto the West Facing Garden
- Generously Sized, Professionally Landscaped Rear Garden
- Freehold, EPC C, Council Tax Band - D





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Cloud View Cottage is an attractive, extremely well-presented semi-detached home in a quiet cul-de-sac, just yards from The Cloud Trail, Worthington. With views over the adjoining countryside, the property offers the perfect village location, with the convenience of having a local shop/post office, popular public house and The Cloud Trail which is open to walkers and cyclists. Worthington has a Pre School, a 'good' Primary School and is in the catchment for the Secondary Schools in Ashby, a short drive away.



The front door opens into the entrance hall with access to the WC, under stairs cupboard which is utilised as a utility area, a large under stairs storage drawer and the stairs rising to the first floor. A door leads through to the fabulous 'open plan' living space where you will find a fitted kitchen with integrated appliances including an oven, electric hob, extractor fan, fridge/freezer and dishwasher. The large dining and lounge area, spanning the width of the property looks out onto the beautifully landscaped garden which can be accessed via the french doors.

Stairs rise to reveal the en-suite main bedroom which has been fitted with bespoke wardrobes by Kedleston Interiors. There are a further two generously sized double bedrooms; one currently used as an office. The family bathroom is a good size with a separate bath and shower. The landing provides access to a partially boarded loft.

Externally, the front lawn leads to the side of the house where there is off road parking for two vehicles with lift assist telescopic bollards and access to a tap on the side of the house. At the rear, the west facing landscaped garden has a paved brick patio area, lawn with steps and paved pathway to a garden shed with power and lighting. There is also a rear outside tap and two electrical sockets. Garden lighting has been installed which is operated from within the house, giving a wonderful ambience at night.



## EPC

### Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>92</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            | <b>78</b> |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

England & Wales EU Directive 2002/91/EC

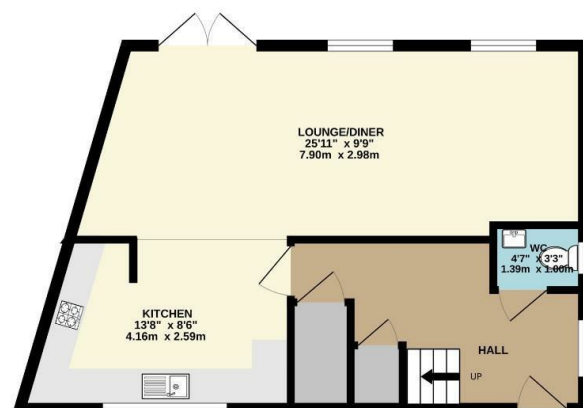
### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

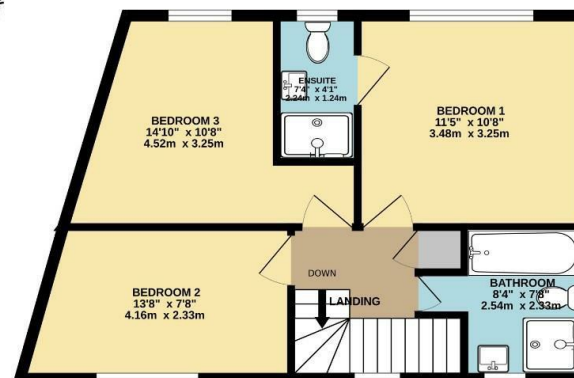
England & Wales EU Directive 2002/91/EC

# ROYSTON & LUND

GROUND FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA: 940 sq.ft. (87.4 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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