

7, Manor View Close, Worthington, Leicestershire, LE65 1RY

HOWKINS & HARRISON



7, Manor View Close,
Worthington,
Leicestershire, LE65 1RY

Offers in excess of £750,000

Constructed by Cadeby Homes in 2015 as part of an exclusive development of just 10 properties, this impressive four-bedroom detached home occupies a generous plot on the edge of Worthington, with attractive countryside views forming a wonderful backdrop. Extensively extended and transformed in recent years, the property is now a striking contemporary family home, finished with luxurious detailing and high-quality fittings throughout. Totalling 2629 sqft. of floor area, including the detached garage, store and gym/office above, it offers exceptional versatility for modern family life.

Externally, a substantial block-paved driveway provides ample parking, while the generous gardens incorporate landscaped entertaining areas, extensive lawns and established boundaries, offering an abundance of space for both family life and outdoor entertaining. Offered with no upward chain, this is a genuinely exceptional home in a highly regarded village setting.







## Location

Manor View Close is situated within the North West Leicestershire village of Worthington, combining a pleasant village setting with convenient access to the surrounding towns and transport network. The village has its own primary school and traditional public house, while the nearby Cloud Trail provides a largely traffic-free walking and cycling route forming part of National Cycle Network Route 6 and extending towards Derby. The historic market town of Ashby-de-la-Zouch offers a wider selection of independent shops, cafés, restaurants and leisure amenities. The location is also well placed for access to the A42, East Midlands Airport and East Midlands Parkway, making it suitable for regular travel throughout the wider East Midlands.

## Approximate Travel Distances

Ashby-de-la-Zouch town centre — 4 miles
East Midlands Airport — 6 miles
Loughborough — 10.6 miles
East Midlands Parkway railway station — 10.7 miles
Derby railway station — 12.4 miles
Burton upon Trent — 14.4 miles
Leicester — 17.5 miles
Nottingham — 19.1 miles

## Schools

Families are well served by a range of schooling options in the surrounding area. Worthington Primary School is conveniently positioned within the village, while secondary education is available at Ashby School in nearby Ashby-de-la-Zouch. Independent choices include Grace Dieu Manor School at Thringstone and the highly regarded Repton School, which offers both day and boarding education. School places and catchment arrangements should be confirmed directly with the relevant establishments.



## Agents Comments

The quality and scale of the recent transformation are immediately apparent throughout this exceptional family home. At its heart is the spectacular open-plan kitchen, dining and sitting space, centred around a substantial granite-topped island and complemented by Bosch ovens, a full-height fridge freezer, induction hob, wine cooler, built-in pantry and Quooker-style boiling-water tap. A large roof lantern, Crittall-style glazing and wide bi-fold doors flood the room with natural light and connect it seamlessly with the landscaped gardens, while underfloor heating, integrated Sonos speakers and a contemporary media wall with feature fire further enhance this impressive entertaining space. The separate lounge, with its log burner, fitted media wall and herringbone-style flooring, provides a comfortable retreat, while the office and beautifully fitted utility/boot room add everyday practicality. Upstairs, all four bedrooms are generous doubles, with the outstanding principal suite featuring a vaulted ceiling, Juliet balcony, countryside views and a bespoke dressing room leading into the luxurious en-suite. Together with a second en-suite, family bathroom, extensive parking and a detached garage with a versatile gym or office above, this is a truly remarkable home offered with no upward chain.











## Accommodation Details – Ground Floor

The property is entered through a welcoming entrance hall, where the quality of the recent transformation is immediately apparent. From here, doors lead to the principal ground-floor rooms, with a staircase rising to the first floor and a conveniently positioned guest WC. To the front is a dedicated home office, providing a quiet and practical workspace, while the separate living room offers a more relaxed setting. This beautifully finished room features herringbone-style flooring, a log burner, fitted media wall and integrated Sonos speakers, creating a warm and inviting space for everyday family use.

The heart of the home is the exceptional open-plan kitchen, dining and sitting area to the rear. Designed with both family life and entertaining in mind, the kitchen is centred around a substantial granite-topped island with generous seating and excellent preparation space. A comprehensive range of fitted cabinetry is complemented by Bosch ovens, a full-height fridge freezer, induction hob, wine cooler, built-in pantry and Quooker-style boiling-water tap.

The dining area sits naturally alongside the kitchen, with Crittall-style glazing helping to define the space while maintaining an open and sociable feel. A large roof lantern draws natural light into the room, while the adjoining sitting area features a contemporary media wall with inset fire. Wide bi-fold doors extend across the rear elevation, opening directly onto the landscaped garden and creating a seamless connection between the indoor and outdoor entertaining areas. Underfloor heating completes this impressive space.
A well-appointed utility/boot room provides valuable additional storage and workspace, with fitted cabinetry, a Belfast sink and practical access for day-to-day family life.

















## First Floor

The first-floor landing leads to four generous double bedrooms and the family bathroom. The principal bedroom is a particular highlight, with its vaulted ceiling, Juliet balcony and attractive views across the surrounding countryside. A bespoke dressing room provides extensive fitted storage and leads directly into the luxurious en-suite shower room.

Bedroom two is also an excellent double room and benefits from its own en-suite shower room and fitted storage. The remaining two bedrooms are both well-proportioned doubles, one of which also incorporates fitted wardrobes and a vanity area.

The family bathroom is finished in a contemporary style and includes both a separate bath and shower, together with a modern vanity unit and WC.

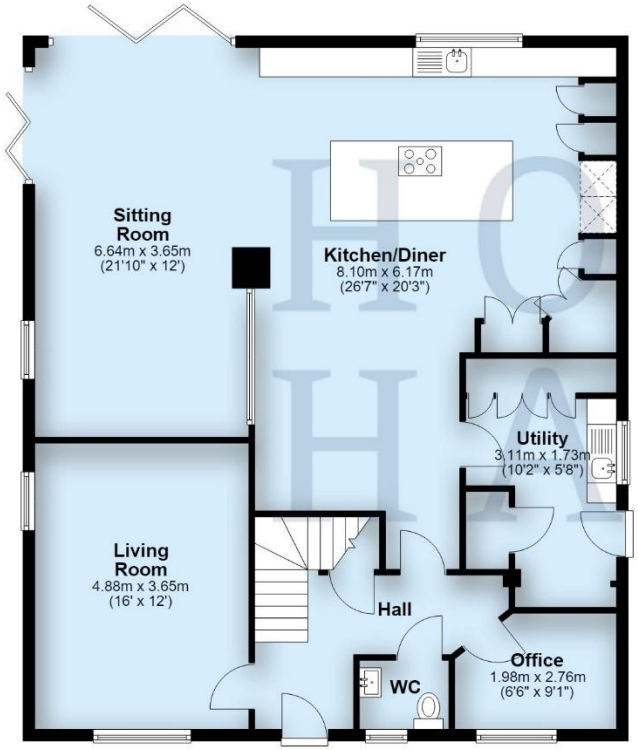






## Ground Floor

Approx. 142.4 sq. metres (1532.4 sq. feet)

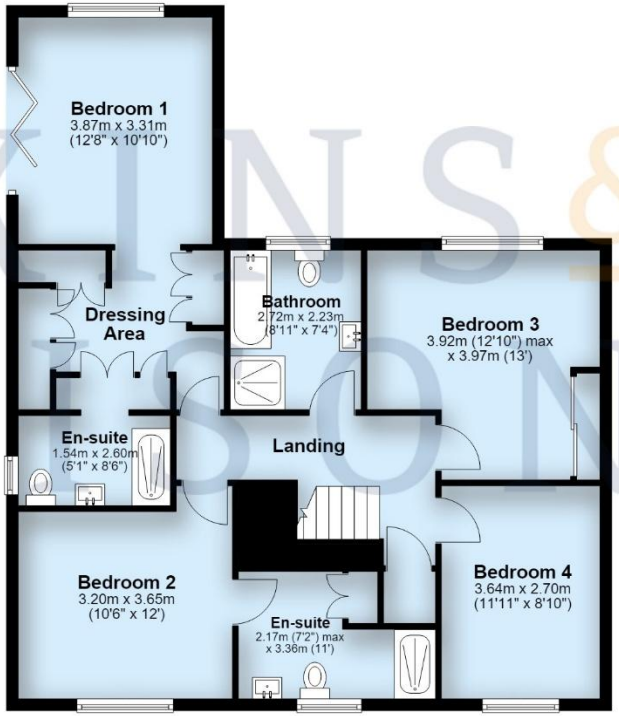


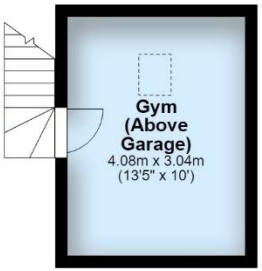




## First Floor

Approx. 101.9 sq. metres (1096.4 sq. feet)




HOWKINS & HARRISON

Total area: approx. 244.2 sq. metres (2628.8 sq. feet)

## Outside

Externally, the property occupies a generous plot with an extensive block-paved driveway providing ample off-road parking. Double gates lead to the oversized detached garage, which incorporates a useful rear store and an externally accessed room above, ideal for use as a gym, office or hobby space. An EV charging point and CCTV system add further practicality.

The substantial rear garden has been professionally landscaped to create a series of distinct outdoor areas, including paved seating and entertaining spaces, generous lawns and established boundaries. Designed to make the most of both sun and shade throughout the day, it provides an impressive and versatile setting for family life, relaxation and entertaining.

## Features

- Exclusive development of just ten homes
- Recently transformed to an exceptional standard
- Spectacular open-plan kitchen and living space
- Separate living room with log burner
- Four generous double bedrooms
- Principal suite with countryside views
- Two en-suites and family bathroom
- Detached garage with gym/office above
- Landscaped gardens and extensive driveway parking
- Sought after village with excellent commuter links







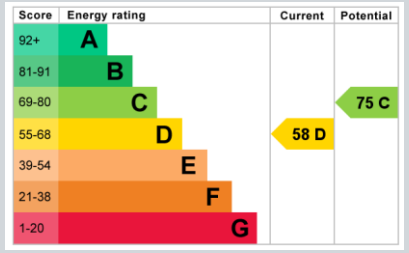
## Viewing Arrangements
Strictly by prior appointment via the agents Howkins & Harrison on Tel:01530-410930 Option 1

## Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services
None of the services have been tested. The property is understood to be connected to mains electricity, water and drainage. Heating and hot water are provided by an air source heat pump, with partial underfloor heating serving selected areas of the home.

## Local Authority
North West Leicestershire District Council - Tel:0530-454545

## Council Tax
Band – E






**Howkins & Harrison**
58 Market Street, Ashby de la Zouch,
Leicestershire LE65 1AN

Telephone 01530 410930
Email ashbyproperty@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

thelondonoffice.co.uk
rightmove find your happy
RICS

This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.