



15, Main Street, Worthington, Leicestershire, LE65 1RQ

HOWKINS &
HARRISON

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Worthington,
Leicestershire, LE65 1RQ

Guide Price: £280,000

Offering approximately 1168 sqft of accommodation, this well-presented three-bedroom semi-detached home occupies an attractive position on Main Street in the village of Worthington. The ground floor comprises an entrance hall, generous living room, separate dining room and fitted kitchen, together with useful storage and access to the integral garage. To the first floor are three bedrooms and a family bathroom.

Outside, the property benefits from a broad driveway providing ample off-road parking, an established front garden and a particularly attractive, well-maintained rear garden with lawn, patio and mature planted borders, with open countryside forming a pleasant backdrop to the setting.

Offered to the market with no upward chain.



Location

Main Street occupies a pleasant position within the sought-after village of Worthington, a highly regarded North West Leicestershire village surrounded by attractive countryside and well placed for access to the National Forest. The village offers a popular public house, church and strong community feel, whilst more comprehensive amenities can be found nearby in Ashby-de-la-Zouch. The property is ideally situated for commuters, benefitting from excellent access to the A42/M42 motorway network, together with convenient links to Derby, Leicester, Nottingham and Birmingham.

Ashby-de-la-Zouch – approximately 4 miles

Castle Donington – approximately 6 miles

Coalville – approximately 8 miles

Loughborough – approximately 10 miles

Derby – approximately 15 miles

Leicester – approximately 22 miles

Nottingham – approximately 24 miles

Birmingham – approximately 35 miles



Accommodation Details – Ground Floor

The entrance door is positioned to the side of the property and opens into the hallway, with stairs rising to the first floor and access to the principal ground-floor rooms. The living room is positioned to the front with a bay window, while the separate dining room sits behind and provides a useful second reception space. The kitchen is located to the rear, with access out towards the garden, and there is also useful built-in storage.

On the first floor, the landing leads to three bedrooms and the family bathroom, with the principal bedroom positioned to the front.

Outside

Outside, the property has a generous driveway providing off-road parking and access to the garage, while the rear garden is mainly laid to lawn with a paved seating area, established planting and a pleasant outlook towards the surrounding countryside.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 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. We are advised that mains water, drainage, and electricity are connected to the property. No Gas

Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax Band - B

**HOWKINS &
HARRISON**

AWAITING EPC

Howkins & Harrison

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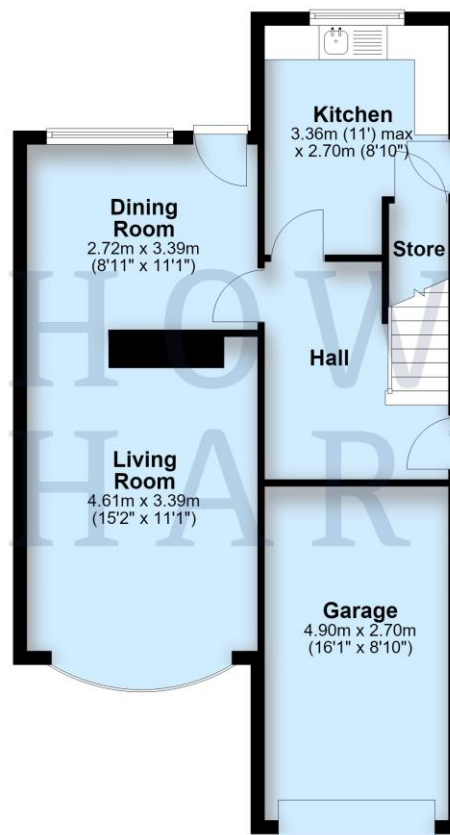
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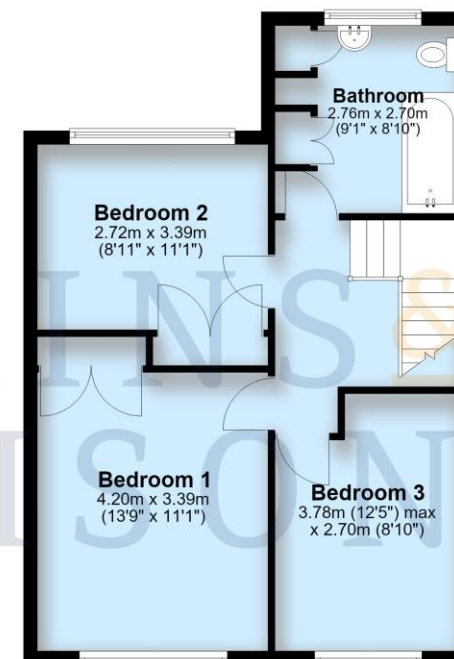
Ground Floor

Approx. 57.8 sq. metres (621.8 sq. feet)



First Floor

Approx. 50.7 sq. metres (545.7 sq. feet)



Total area: approx. 108.5 sq. metres (1167.5 sq. feet)

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.