



8 Manor View Close, Worthington, Ashby-de-la-Zouch,
Leicestershire. LE65 1RY

£295,000

FOR SALE



PROPERTY DESCRIPTION

Stylish and Spacious Home in a Desirable Location. Manor View Close is a beautifully presented property located in the charming village of Worthington, just five miles north-east of Ashby-de-la-Zouch. This picturesque village boasts a highly sought-after primary school, a public house, a post office, and a general store. Outdoor enthusiasts will appreciate the Cloud Trail Cycle Track, which connects Worthington to the neighbouring villages of Breedon, Wilson, and Melbourne.

The property features a high-quality shaker-style kitchen with integrated appliances, an open-plan kitchen diner and living space with a stunning media wall and feature fireplace, designed for contemporary living. Also benefits from reduced fuel bills via the heat source pump.

The home includes three well-appointed bedrooms, including a spacious master with fitted wardrobes and Velux windows, alongside a stylish bathroom with a three-piece suite and premium finishes.

Outside, the low-maintenance rear garden with a block-paved seating area offers a private retreat, while the tandem garage with electric access adds convenience. Its location provides excellent access to the M42 and M1, making it ideal for commuting to major towns and cities.

Don't miss out—contact us today to arrange a viewing!

Council Tax Band A EPC Rating C

FEATURES

- Beautifully presented 3 bedroom property
- Charming village location
- High quality fitted kitchen & integrated appliances
- Media wall & feature fireplace
- Open plan kitchen dining living area
- Master bedroom with fitted wardrobes
- Low maintenance garden and tandem garage
- Heat source pump for lower cost heating
- Council Tax Band A
- EPC Rating C



ROOM DESCRIPTIONS

Introduction

This beautifully presented property is ideal for buyers seeking high-quality finishes, spacious living areas, and modern comforts in a desirable location.

Entrance

This charming property welcomes you through a stylish composite front door into a spacious entrance hall, featuring a radiator and staircase leading to the first floor.

Kitchen Diner & Pantry

6m x 4.4m (19' 8" x 14' 5") Step down into the stunning, light-filled, high-quality shaker-style kitchen, complete with matching eye-level and base units, corner base storage, and a sleek granite worktop with matching upstand. The kitchen is equipped with a ceramic drainer sink featuring a mixer tap and a flexible hose attachment. Integrated appliances include a four-ring induction hob with an extractor hood, a Bosch single fan-assisted oven with grill, a 60/40 split fridge-freezer, a dishwasher, and a washer-dryer.

The kitchen boasts UPVC double-glazed patio doors that open out onto the rear garden, flooding the room with natural light. A further door provides access to additional storage and a pantry. The kitchen area is completed with under-counter lighting, a large front-aspect window, and contemporary Karndean flooring for a polished finish.

Open-Plan Living Space

6m x 4.6m (19' 8" x 15' 1") The open-plan layout creates a superb entertaining area, featuring a media wall with an ethanol feature fireplace. The dining and living space is complemented by Karndean flooring, two UPVC double-glazed windows to the rear, a UPVC double-glazed window to the front aspect, and double-panel radiators.

Landing

The first-floor landing offers access to the roof space and includes a smoke alarm, pendant lighting, and Karndean flooring.

Bedroom One

3.9m x 3.6m (12' 10" x 11' 10") A spacious master bedroom with excellent ceiling height, Velux windows to the rear aspect, integrated mirrored wardrobes, a double-panel radiator, pendant lighting, and carpeted flooring.

Bedroom Two

2.85m x 2.45m (9' 4" x 8' 0") A bright and airy double bedroom featuring a Velux window, integrated spotlights, a radiator, a smoke alarm, and Karndean flooring.

Bedroom Three

3.85m x 2.05m (12' 8" x 6' 9") A single room with a UPVC double-glazed window to the front aspect, a double-panel radiator, pendant lighting, and carpeted flooring.



ROOM DESCRIPTIONS

Bathroom

The modern family bathroom comprises a white three-piece suite, including a low-flush WC, a wall-mounted sink with a mixer tap and tiled backsplash, and a bathtub with a mains-powered shower and full tiling. Additional features include integrated spotlights, an extractor fan, a Velux window for ventilation, and ceramic flooring.

Exterior

The rear garden is designed for low-maintenance living, offering a private seating area and block paving bordered by a charming dry stone wall. The garden is fully enclosed and includes a side gate for added convenience.

Garage

5.99m x 2.53m (19' 8" x 8' 4") The property also benefits from an electric up-and-over door providing rear access to a tandem garage.

Agents Notes

This property is believed to be of standard construction. The property is connected to mains electricity, water and sewerage and has a heat source pump for heating. Broadband speeds are standard 5mbps and superfast 80mbps. Mobile signal strengths are strong for O2 and medium for EE, Vodaphone and Three.

Legal Information

These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such as curtains, carpets, light fittings and sheds. These sales details, the descriptions and the measurements herein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in a good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide-angle lens. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves, Reddington Homes Ltd, will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan is included as guide layout only. Dimensions are approximate and not to scale.

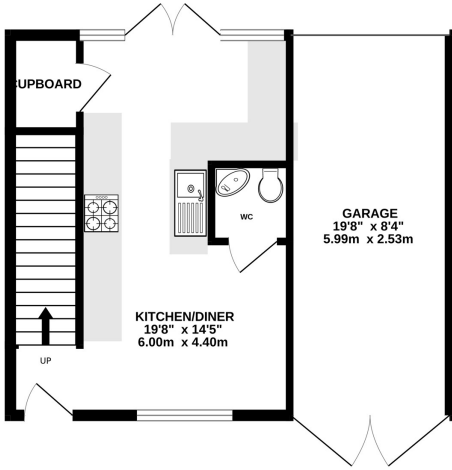




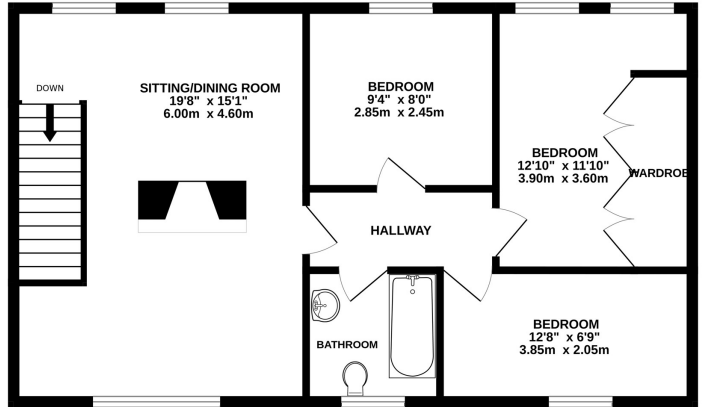


FLOORPLAN & EPC

GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 1145 sq.ft. (106.4 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		87
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	