

Alexanders



Worthington Lane

Breedon-On-The-Hill



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- Semi-Detached Cottage
- Popular Village Location
- Cosy Log Burner
- Underfloor Heating to Bedroom and Bathroom
- Gorgeous Kitchen Area
- Exposed Ceiling Beams
- French Door Access into Garden
- Walled Cottage Garden
- EPC Rating E / Council Tax Band C / Freehold

Location

Breedon on the Hill is a sought after village settlement on the edge of the National Forest with superb access to Ashby, Leicester, Derby and Loughborough, with excellent schooling options including Repton School and Ashby School. The village is also home to a primary school, pub, shop, golf course and health club.

The residents of Breedon may also enjoy visiting the historic market town of Melbourne approx. 2 miles away, whilst The Ferrers Centre, Calke Abbey and Twycross Zoo are all excellent local amenities within close vicinity of the village.



Accommodation Summary

The property has been beautifully maintained and retains a lot of its original features which makes this property stocked full of character including a brick fireplace with a log burner, exposed ceiling beams and a walled cottage garden.

Laid across two floors, the property has spacious accommodation throughout as you enter into a large sitting room with multi fuel burning stove and brick surround expanding into a second seating area with French doors leading into the rear garden, further doors lead to the side lobby with useful storage cupboard and access into the family bathroom. The breakfast kitchen is fitted with a range of eye and base shaker style units, an electric hob, double oven, space for fridge freezer and a dining area. Upstairs expect to find a large double bedroom and generous single bedroom and shower room, noting underfloor heating in the shower room and bathroom.

Accessed via French doors from the sitting room is a lovely seating terrace with steps up to a lawned area, well stocked borders and established hedging. There is also a summerhouse to the rear of the garden.

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. Oil fired heating.

Local Authority

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

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

Approx. 41.0 sq. metres (440.9 sq. feet)

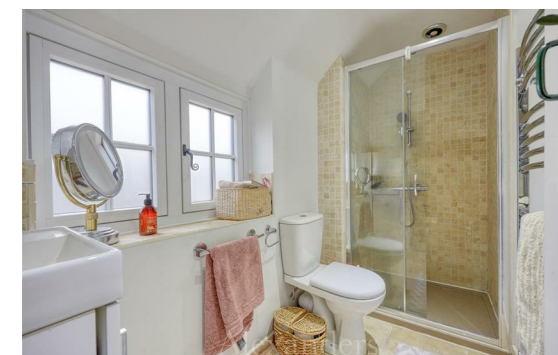


First Floor

Approx. 27.6 sq. metres (297.1 sq. feet)



Total area: approx. 68.6 sq. metres (738.0 sq. feet)



Viewing by appointment only

Alexanders

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Email: ashby@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Ashby-de-la-Zouch Sales Team on 01530 413126.

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.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.