

Alexanders

Worthington Lane

Breedon-On-The-Hill



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- No upward chain
- Three good-sized bedrooms
- Spacious living area heated by a log burner
- Well stocked borders in the enclosed garden
- Private position set back from the street
- Stunning views from the back garden
- A much sought after village location
- EPC Rating E / Council Tax Band B / Freehold

General Description

Alexanders offers to the market, with no upward chain, this spacious three bedroom cottage with stunning countryside views in the heart of Breedon on the Hill, a sought after village settlement on the edge of the National Forest.

Accommodation Summary

This quintessential country cottage boasts a wealth of charm and character throughout, extending to circa 975 square feet. Internally the property is ready for some renovation works to meet modern day standards, laid across two floors expect to find three bedrooms on the first floor, with the family bathroom positioned on the ground floor. There is a front sitting room that leads into the dining area, kitchen, rear porch/utility and a sunroom to the back of the property.

External

Externally the property is accessed via a garden path, not really seen from the road the property boasts a private position behind a row of terraced properties featuring a lovely private rear garden laid mostly to lawn with well stocked borders and views over neighbouring farmland.



Location

Superb access to Ashby, Leicester, Derby and Loughborough, and its associated excellent schooling, the village is home to a primary school, village 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, is an excellent local amenity within close vicinity of the village.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth (01455) 291471.

Tenure

Freehold.

Services

We are advised that, electricity, water, and drainage are connected. The property is serviced by a wood burner and storage heaters.

Local Authority

North West Leicestershire District Council, Belvoir Rd, Coalville LE67 3PD (01530) 454545. Council Tax Band B.

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 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.





Total area: approx. 90.7 sq. metres (975.8 sq. feet)



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Alexanders

22 Market Street
Ashby-de-la-Zouch
LE65 1AL

Telephone Sales: 01530 413126
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.