



8 Manor View Close

| LE65 1RY | Guide Price £290,000

ROYSTON
& LUND

- GUIDE PRICE £290,000-£310,000 - No Upward Chain!
- Contemporary Lay Out
- Good Quality Finish Throughout
- Garage
- Sought After Village Location
- Stylish Home With Three Bedrooms
- Heat Source Pump Providing Low Energy Cost
- Great Outside Space
- Close Proximity To The Cloud Trail
- Freehold Council Tax Band A EPC Rating C





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This delightful home is tucked away in a private cul-de-sac in the picturesque village of Worthington, formerly part of the impressive Manor House grounds. Ideally located near the scenic Cloud Trail part of the National Cycle Route 6 it offers peaceful countryside living with direct access to walking and cycling routes.

Worthington is perfectly positioned for commuters, with Nottingham, Derby, and Leicester all within approximately 30 minutes' drive, and East Midlands Airport just a short distance away, making it ideal for those seeking both rural charm and city convenience.

Step inside to a stylish and welcoming interior, beginning with a beautifully fitted kitchen featuring cream shaker-style units and elegant granite worktops. Fully equipped with integrated appliances, the kitchen offers ample space for dining and entertaining, with French doors opening onto a low-maintenance walled garden complete with a patio area and raised flower beds.

Upstairs, the contemporary layout continues with a generous and cosy lounge featuring a media wall and burner perfect for relaxing evenings. There are three well-proportioned bedrooms, two with Velux windows, with the principal suite benefiting from bespoke fitted wardrobes.

Finished to a high standard throughout, this home combines comfort, character, and energy efficiency, thanks to its modern heat source pump. A rare opportunity to enjoy village life with outstanding connectivity.

There's a small estate contribution of £275 every six months, which helps keep the private road and communal areas well maintained for all residents

To book your own personal tour please contact the Ashby office.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	73	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

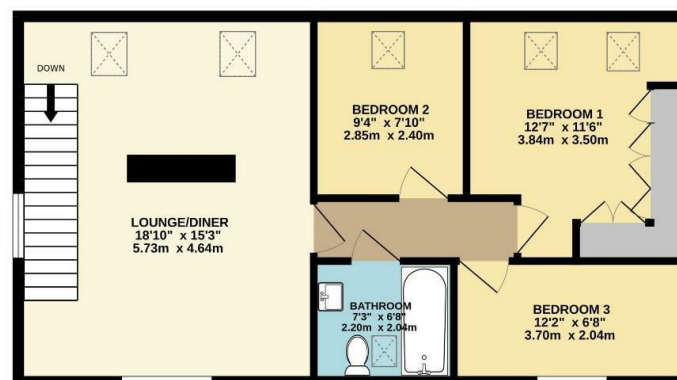
England & Wales EU Directive 2002/91/EC

ROYSTON & LUND

GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 1094 sq.ft. (101.6 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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