



Doyenne Cottage, 20a Main Street, Worthington, Leicestershire, LE65 1RP

HOWKINS &
HARRISON

Doyenne Cottage,
20a Main Street,
Worthington, LE65 1RP

Guide Price: £475,000

An individual semi-detached property set in a delightful village location close to excellent commuter links. Constructed in the 1990's, boasting over 2400sqft of accommodation to include, entrance to the integral garage and stairwell to first floor with cloakroom WC off, a 19ft lounge with study to the rear, additional conservatory and a generous size kitchen/dining/family room with adjoining utility room. There are two versatile rooms also on this floor currently used as bedrooms alongside a four piece family bathroom, To the second floor there are two good size bedrooms, both having built in furniture and the main bedroom boasts its own en-suite shower room.

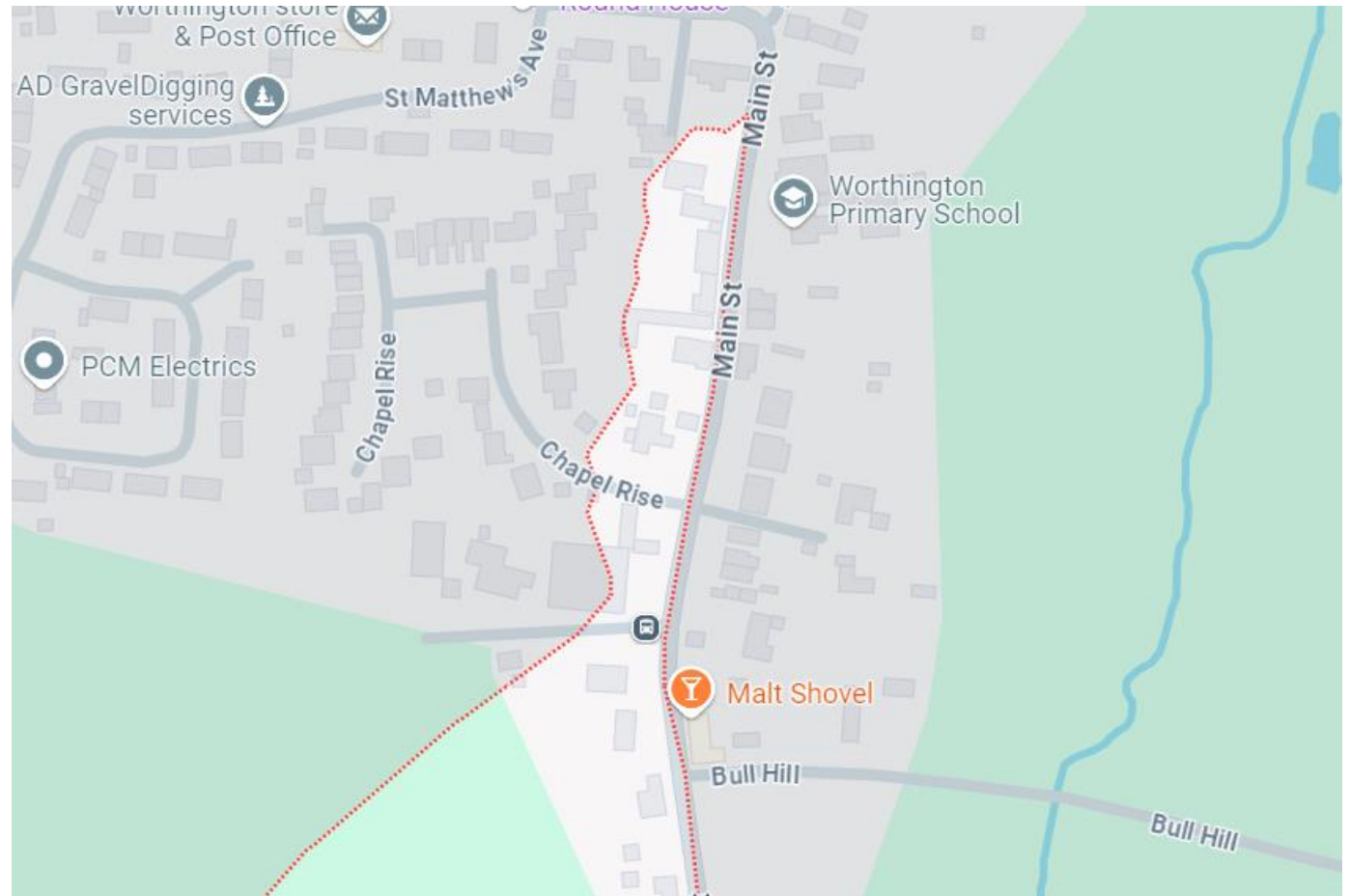
Offering stunning front field views, a rear private courtyard garden, driveway and double integral garage, the property provides the perfect blend of countryside charm and modern living.



Location

Worthington village combines contemporary and traditional homes set within North West Leicestershire, ideal for commuting via the A42 dual carriageway for East Midlands Parkway together with Nottingham East Midlands airport. The village incorporates a local shop/post office, popular public house and primary school with links to Ashby secondary education. In addition there is access to public footpaths close by and the Cloud Trail cycle track.

More comprehensive facilities can be found in Ashby de la Zouch a historic market town which boasts high street brand shops, many independent traders, boutiques and coffee shops. Located adjacent to primary access links further amenities include supermarkets including M & S Simply Food. Popular schooling includes five primary schools, secondaries include Ivanhoe School and, Ashby School with associated sixth form.



Accommodation Details - Ground & First Floors

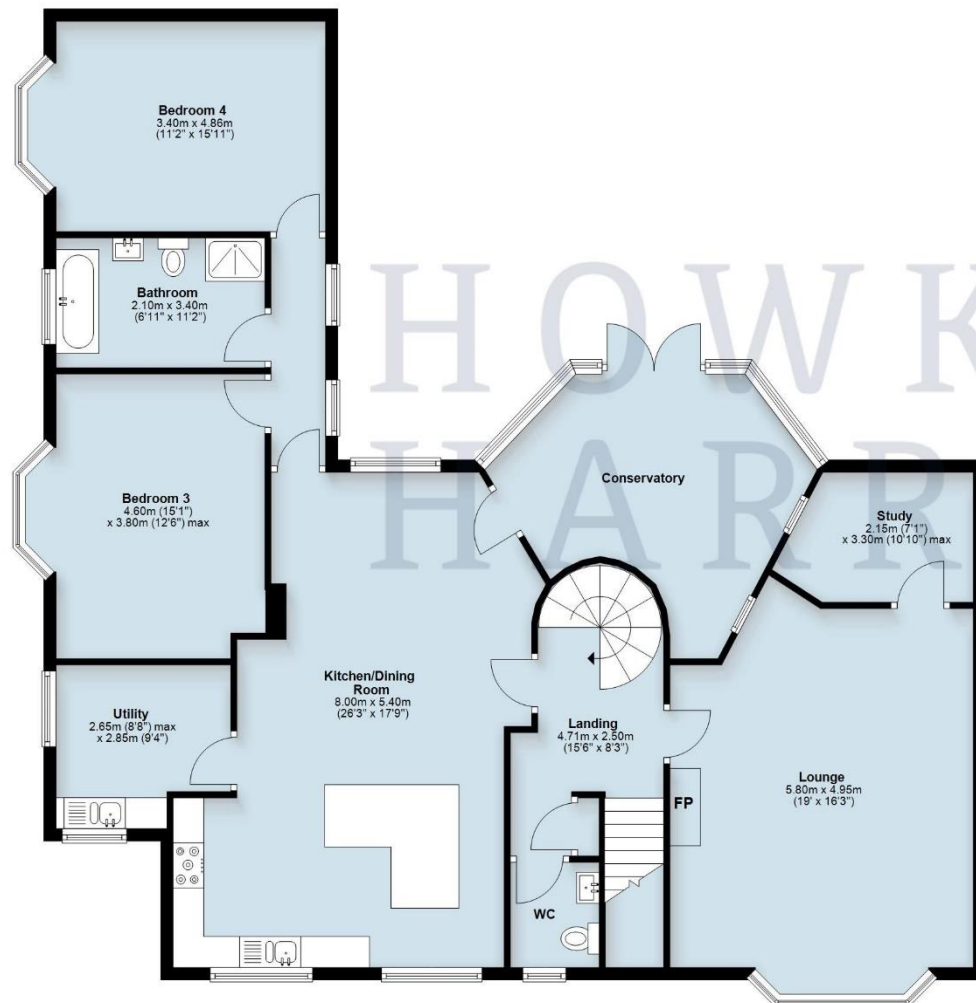
Enter through the front door into an entrance hallway with access into the double integral garage.

A straight flight staircase leads up to the first floor inner hallway/landing having a store cupboard and cloakroom WC and doors leading off to the left and right. Left is generous size open plan kitchen/dining/family room with access into a separate utility room. There are doors leading off from the dining area into a conservatory which opens onto the courtyard garden, two bay fronted bedrooms on the side and a large four piece family bathroom. To the right of the landing is a 19ft lounge with feature fireplace and door into the study which overlooks the conservatory.

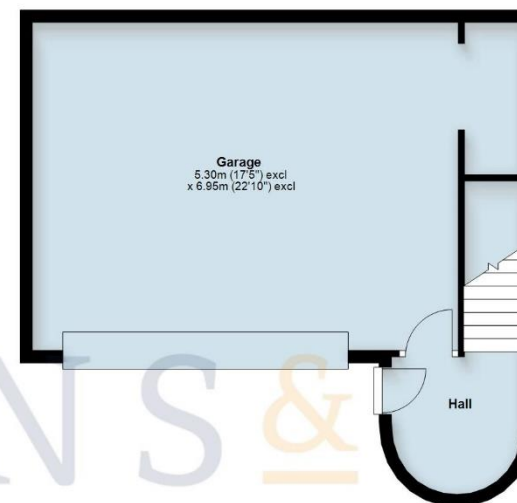
Second Floor

This beautifully designed home features an open-plan second floor, creating a bright and airy space perfect for modern living. Two bedrooms are located here, both with a range of fitted furniture and storage. The main bedroom also has an en-suite shower room.

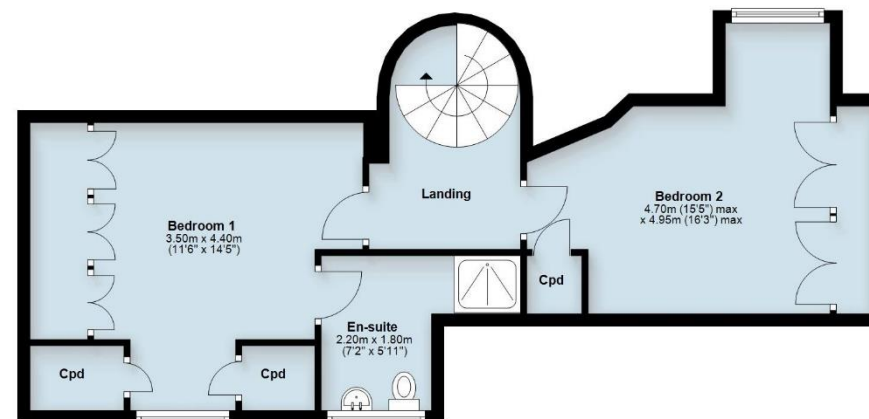
First Floor
Approx. 154.9 sq. metres (1667.7 sq. feet)



Ground Floor
Approx. 10.1 sq. metres (108.7 sq. feet)



Second Floor
Approx. 59.5 sq. metres (640.1 sq. feet)



Total area: approx. 224.5 sq. metres (2416.5 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Measurements of rooms, doors, windows and other items are approximate, no responsibility is taken for errors, omission or mis-statement. Item icons such as bathroom suites, sinks are representations only and may not look like the real items. Plan produced using Planity.



Outside

Externally, to the front of the property, is a driveway providing off road parking leading to the integral double garage with remote controlled shutter doors. The driveway extends to a raised lawned area.

To the rear you will find a beautifully designed low maintenance outdoor space, perfect for relaxation and entertaining. Arranged in a courtyard setting with paving and slate, complemented by tasteful landscaping and decorative features.

Agents Note

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

Tenure & Possession

The property is freehold with vacant possession being



Features

- Sought after village position
- Four bedroom unique family property
- Spacious kitchen/dining room
- Family bathroom and en-suite shower room
- Off road parking and double integral garage
- Low maintenance courtyard garden
- Versatile 2400sqft accommodation
- Excellent location for commuters





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel:01530-410930.

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 and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North West Leicestershire District Council - Tel:01530-454545

Council Tax

Band - E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



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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.



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