



23 Bottom Road, Griffydam, Leicestershire, LE67 8HB

HOWKINS &
HARRISON

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Griffydam,
Leicestershire, LE67 8HB

Asking Price: £640,000

A charming three storey detached residence occupying a prominent, generous size plot extending to 1.26 acres, positioned within a sought-after village location. With accommodation totalling over 2700sqft including the annexe, this property offers versatile well-proportioned accommodation which lends itself well to growing family/multi-generational living or the prospect of an income source. Briefly comprising: - a welcoming porch, a dual aspect 26ft dining/kitchen, an equally large sitting room, three first floor bedrooms and large family bathroom with a fourth 25ft bedroom located on the second floor. Annexe accommodation with its own rear access consists of a lounge, kitchen/utility room, two bedrooms and a bathroom again spread over the three floors. Externally the property occupies a generous size plot having a detached workshop/ garage and a plot extending to 1.26 acres.

An early internal viewing is strongly recommended.



Location

Griffydam is a hamlet within the parish of Worthington, Leicestershire. 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. The historic market town of Ashby de la Zouch has links back to Roman times. Historically the town was dominated by the 12th century manor house, eventually becoming a 15th century castle belonging to the Hastings family. Today this is a thriving community on the north side of the A42 dual carriageway, with excellent road links south-west via the M42 to Birmingham and Birmingham International Airport, or north-east to the M1 motorway corridor with East Midland conurbations beyond and Nottingham East Midland Airport at Castle Donington.

The town boasts a wealth of main brand high street shops, banks and building societies, together with boutique shops offering a selection of shopping opportunities. Popular schooling includes four primary schools, middle school and Ashby School with associated sixth form and boarding facilities.



Accommodation Details - Ground Floor

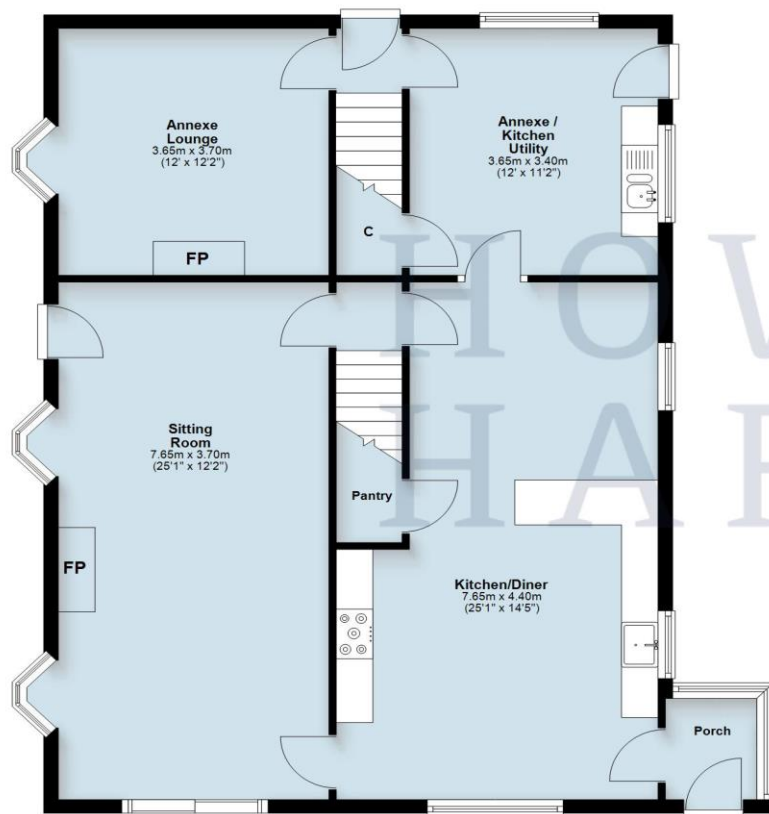
As you walk in the traditional porch you head into the open plan lounge and diner, backing on to this is the generously sized utility with the left side of the ground floor occupying a large sitting room and separate lounge. With plenty of windows and French doors, this property has ample natural lights and offers views of garden and surrounding countryside.

First Floor

To the first floor, accessed via a wide staircase you will find a layout comprising of three large double bedrooms and a four piece bathroom comprising a Victorian style free standing bath which faces onto the garden land facing the acres of land. To the second floor there is a super size bedroom four with large landing area to the main family home and a further annexe bedroom.

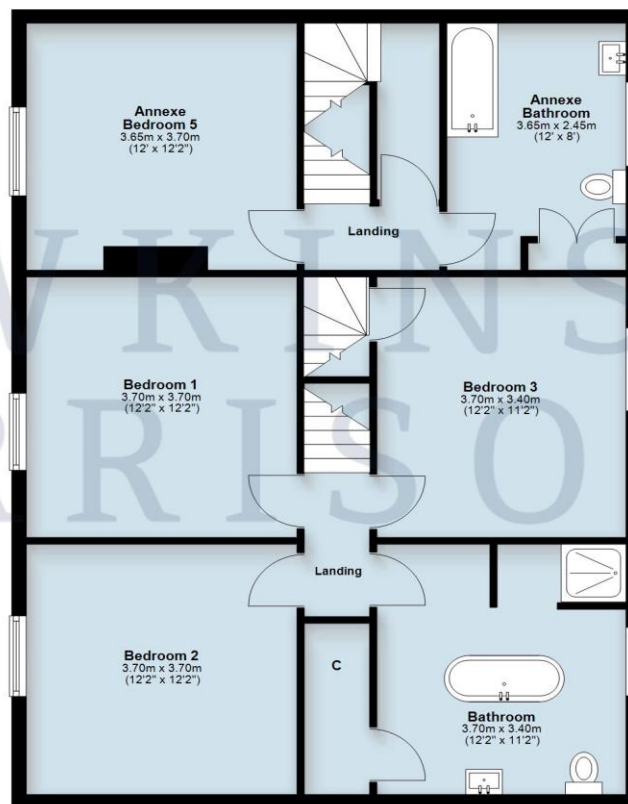
Ground Floor

Approx. 95.6 sq. metres (1029.3 sq. feet)



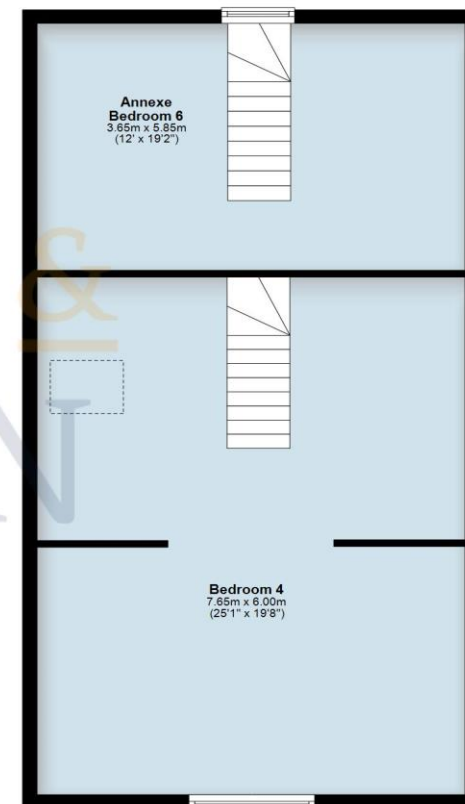
First Floor

Approx. 92.4 sq. metres (994.2 sq. feet)



Second Floor

Approx. 67.8 sq. metres (730.3 sq. feet)



Total area: approx. 255.8 sq. metres (2753.8 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 PlanUp.



Outside

Externally the property sits on around 1.26 acres of land with stunning views of Leicestershire. This green land was formally home to live stock but now is well maintained as a beautiful garden area. With a detached workshop/garage, further brick built outhouses to the rear of the property for convenience.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

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



Features

- Sought after village location
- Detached character home with attached annexe
- Occupying a 1.26 acre garden plot
- 2753sqft of versatile accommodation
- Six bedrooms, two bathrooms
- En-suite shower to the main bedroom
- End of a quiet road with ample off road parking
- Separate barn towards the back of the fields
- Detached large workshop/garage
- Stunning countryside views
- Viewing advised
- In need of modernisation, an ideal project





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

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

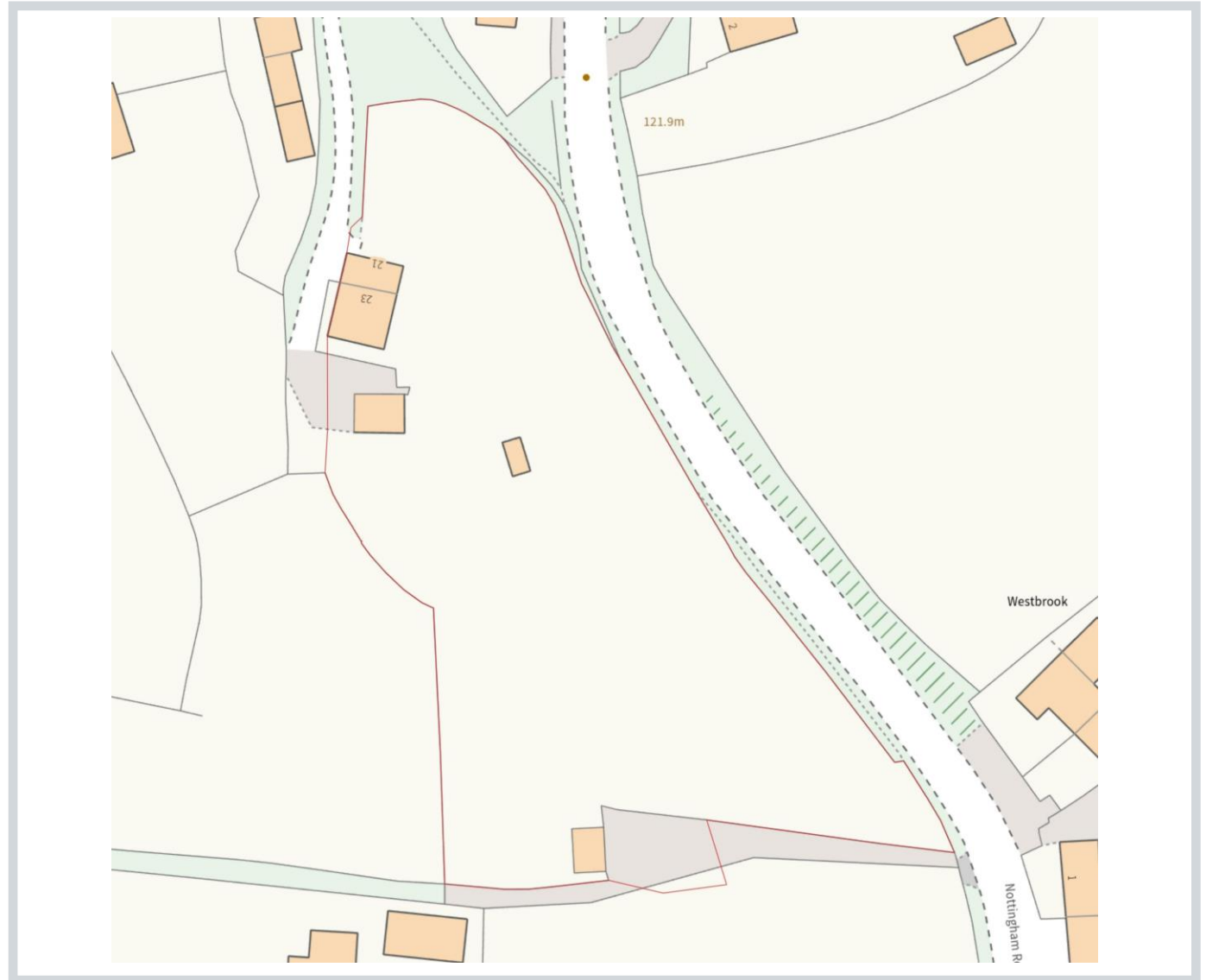
None of the services have been tested. We are advised that mains water, drainage and electricity are connected to the property. The central heating is electric and wood fired. BT is the current broadband provider.

Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax – Band F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	43 E	
21-38	F		
1-20	G		



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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