



The Beeches, Manor Drive, Worthington, Leicestershire, LE65 1RN

HOWKINS &
HARRISON

The Beeches,
Manor Drive, Worthington,
Leicestershire, LE65 1RN

Asking Price: £725,000

Occupying a larger than average plot, nestled away in the quiet village of Worthington is this five bedroom detached property, boasting over 3770sqft of internal accommodation. In brief comprising a large modern kitchen/dining/living room, two sitting room/lounge areas, two conservatories providing an abundance of natural light and a separate utility and cloakroom WC. To the first floor there are five bedrooms, two with en-suite facilities and finally a family bathroom. Externally there is parking for multiple vehicles and an attached double garage.

The gardens surround this delightful home with lawned areas, paved patios and mature planting with stunning countryside views.

A viewing is highly recommended for this impressive, individual property.



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 Floor

This generous proportioned property begins at the traditional doorway with large porch. As you enter into the large central hallway you will find a cloakroom WC and separate utility room. Heading past the first staircase you will enter the modern, large open plan kitchen/dining/living room perfect for social occasions. Coming back on yourself through the hallway is a cosy lounge, following on to the large dual aspect sitting room with conservatory off, boasting lots of natural light. Elsewhere is a multi purpose room with French doors opening to outside (currently used as a ground floor office/bedroom).

First Floor

With two staircases accessed from both the sitting room and the main entrance hallway, the first floor consists of five good sized bedrooms with the master room having the benefit of its on private balcony with stunning views and a large en-suite shower room. Bedrooms three has en-suite facilities with a four piece family bathroom servicing the remaining bedrooms.





Outside

Outside you will find beautifully landscaped wrap-around gardens with both lawn and patio areas, offering privacy and peaceful countryside views. Ample driveway provides parking for multiple vehicles and a double garage complete this impressive outdoor space.

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.

Manor Drive, Worthington, Ashby-de-la-Zouch, LE65

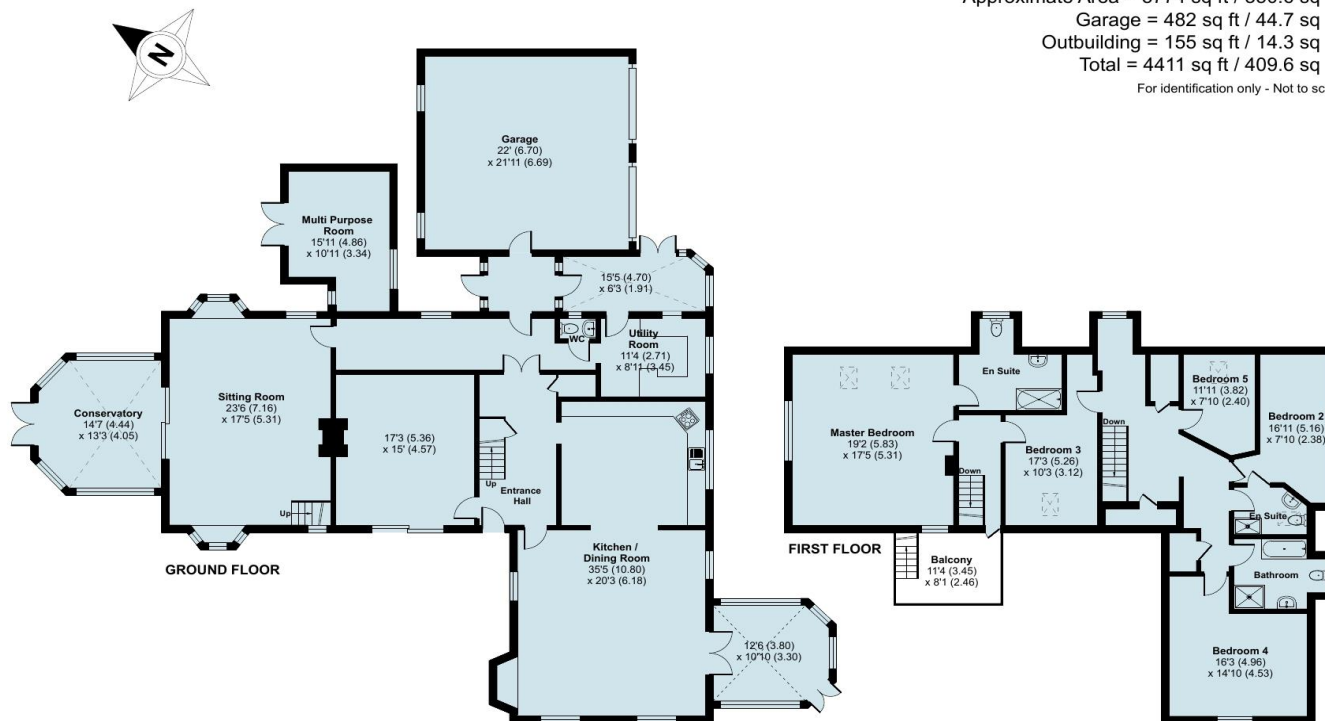
Approximate Area = 3774 sq ft / 350.6 sq m

Garage = 482 sq ft / 44.7 sq m

Outbuilding = 155 sq ft / 14.3 sq m

Total = 4411 sq ft / 409.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1281920

Features

- Over 3700 sqft detached family home
- Beautifully presented throughout
- Open plan kitchen/dining/living room
- Two reception rooms and two conservatories
- Five good sized bedrooms, two with en-suites
- Large wrap around gardens, countryside views
- Ample off road parking and double garage
- Sought after village, super location for commuters
- Perfect for mult-generational living or potential Airbnb





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 oil fired and broadband is connected to the property.

Local Authority

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

Council Tax – G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	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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