



20 Manor Drive, Worthington, Leicestershire, LE65 1RN

HOWKINS &
HARRISON

20 Manor Drive,
Worthington,
Leicestershire, LE65 1RN

Guide Price: £325,000

This remarkable residence, situated within a highly coveted locale, presents a truly compelling fusion of practical, everyday living and a picturesque, idyllic setting. It represents an exceptional and unmissable opportunity for anyone in pursuit of a property that is not merely ready for immediate occupancy but also promises a lifestyle of comfort and ease in the desirable area of Ashby-de-la-Zouch.

The property's approximate total area spans 1,140 square feet, a generous expanse that includes the sitting room, kitchen/breakfast room, conservatory, two bedrooms, bathroom, and a sizable garage of 180 square feet (16.7 sq m), providing ample space for all your needs.



Location

Worthington village combines contemporary and traditional homes set within Northwest 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.

Agents Note

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



Accommodation Details – Ground Floor

The home features a private entrance hall that leads into a spacious sitting room, providing a generous space for relaxation and entertaining. The heart of the home is the open-plan kitchen/breakfast room, an ideal space for morning coffee or casual dining. Adjacent to this, a sun-drenched conservatory extends the living space, offering a peaceful retreat with views of the garden. The property includes a well-appointed bathroom, two comfortable bedrooms, and a large garage, offering secure parking or additional storage.

Outside

The exterior of the house is equally appealing, with a neatly maintained front lawn and a private walkway leading to the entrance. The back garden provides a tranquil outdoor space, perfect for enjoying a quiet afternoon.

Features

- Sought after Leicestershire village
- Spacious two-bedroom barn conversion
- Generous sitting room for relaxation and entertaining
- Open-plan kitchen/breakfast room
- Sun-drenched conservatory with garden views
- Well-appointed four-piece family bathroom
- Two double bedrooms
- Large garage providing secure parking or ample storage
- Private, tranquil back garden with fields to the rear
- EPC Rating - C

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.

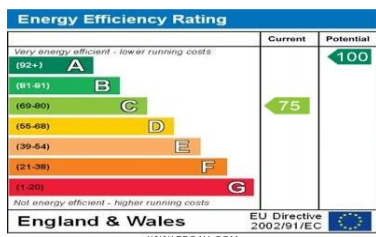
Services

None of the services have been tested 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](tel:01530-454545)

Council Tax Band – Band - D



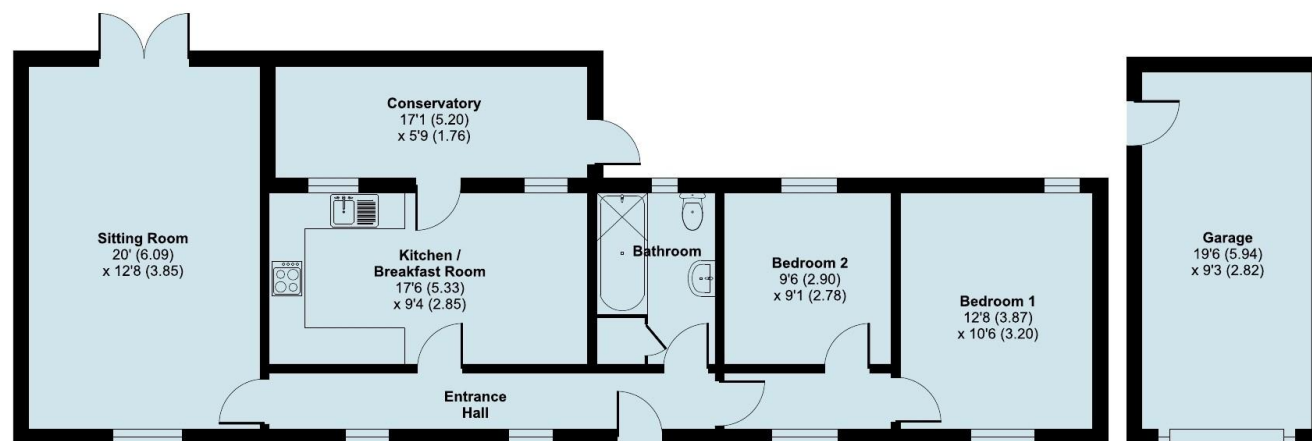
Manor Drive, Ashby-de-la-Zouch, LE65

Approximate Area = 960 sq ft / 89.2 sq m

Garage = 180 sq ft / 16.7 sq m

Total = 1140 sq ft / 105.9 sq m

For identification only - Not to scale



GROUND FLOOR

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: 1357220

Howkins & Harrison

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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.