



2 Main Street,

Worthington, Leicestershire, LE65 1RP

Reduced To £379,950



NEWTONFALLOWELL 

CUFFLEY COTTAGE: A SUBSTANTIAL EXTENDED, individually designed, family home nestled in the delightful village of Worthington, and enviably benefiting from a pleasant raised garden. The detached five-bedroomed property boasts off-road parking and generous accommodation throughout. A look inside reveals: a hall/office, spacious lounge/diner, conservatory, breakfast kitchen, utility room and a ground floor bathroom. First floor: master bedroom with a door to the timber decked balcony, four further good sized bedrooms and a stylish family bathroom. Viewing of this superb property is enthusiastically recommended to appreciate the accommodation on offer so please call our Ashby office on 01530 414666.

THE LOCATION

The sought-after village of Worthington is within five miles of the bustling market town of Ashby-de-la-Zouch and four miles from Melbourne. Local amenities include a primary school recently voted as outstanding by OFSTED, a general store/post office, a public house and a church. The property is within easy walking distance of the Cloud Trail Cycle route and Cloud Woods Nature reserve and many local footpaths over open countryside - popular with both walkers and cyclists. The nearby A42/M42 motorway gives easy access to many Midland towns and cities including Derby, Nottingham, Leicester, Coventry and Birmingham.

ACCOMMODATION IN DETAIL

Enter through the timber door to the...

HALL/OFFICE

13'0" x 12'1" (3.97 x 3.69)



Having exposed beams to the ceiling, a quarry tiled floor, radiator, telephone point, stairs to the first floor accommodation, doors to the lounge/diner, conservatory, breakfast kitchen and ground floor bathroom, and two UPVC double glazed side windows.

SPACIOUS LOUNGE/DINER

27'9" x 11'5" (8.46 x 3.50)



The focal point of this room is the cast iron open fire set on a quarry tiled hearth with a mantle over. A TV aerial point, two radiators, exposed beams to the ceiling, a door to the conservatory and three UPVC double glazed front and side windows.



CONSERVATORY

12'7" x 7'10" (3.84 x 2.40)

With a tiled floor, a radiator, double doors to the rear garden and multiple timber framed double glazed windows.

BREAKFAST KITCHEN

21'5" max x 15'10" max (6.53 max x 4.85 max)



Fitted with a range of solid wood base and drawer units with matching wall cupboards, solid wood worktops, an inset ceramic sink and drainer with a mixer tap over and a Rayburn oven with two hotplates over set in a brick recess (The Rayburn also provides the central heating). Other features include an integral dishwasher, tiled flooring, tiled splashbacks, a radiator, smoke detector, stairs to the first floor accommodation, an opening to the utility room, double doors to the rear garden and two UPVC double glazed side and rear windows.



UTILITY ROOM

7'10" x 6'8" (2.41 x 2.05)

Having a solid wood base unit, a matching wood worktop, an inset ceramic sink with a mixer tap over, space and plumbing for one appliance, tiled flooring, a radiator, a door to the front elevation and a UPVC double glazed front window.

GROUND FLOOR BATHROOM

7'10" x 7'7" (2.41 x 2.33)



Comprising: a panelled bath with a chrome mixer tap and shower attachment, a pedestal wash hand basin and a low flush toilet. Other features include a built-in storage cupboard, laminate flooring, a heated ladder towel rail, decorative timber panelling, a radiator and a UPVC double glazed opaque side window.

FIRST FLOOR ACCOMMODATION

Stairs from the kitchen lead to the...

LANDING

With a smoke detector, a laminate floor and doors to bedrooms one, four and five and the bathroom.

BEDROOM ONE

12'7" x 12'0" (3.84 x 3.66)



A generous double bedroom with fitted wardrobes to one wall, a radiator, double glazed sliding doors to the timber decked balcony which overlooks the garden and a UPVC double glazed side window.

BEDROOM FOUR

11'11" x 7'7" (3.65 x 2.32)



There is a built-in wardrobe cupboard, a radiator, a door to the landing and two UPVC double glazed side windows.

BEDROOM FIVE

9'7" x 8'5" (2.93 x 2.57)



With a laminate floor, radiator and a UPVC double glazed rear window.

STYLISH FAMILY BATHROOM

7'3" x 5'2" (2.23 x 1.58)



Comprising: a panelled bath with a chrome mixer tap and shower attachment, a pedestal wash hand basin and a low flush toilet. A tiled floor, tiled walls, a radiator, chrome ladder towel rail, an extractor fan and a UPVC double glazed opaque front window.

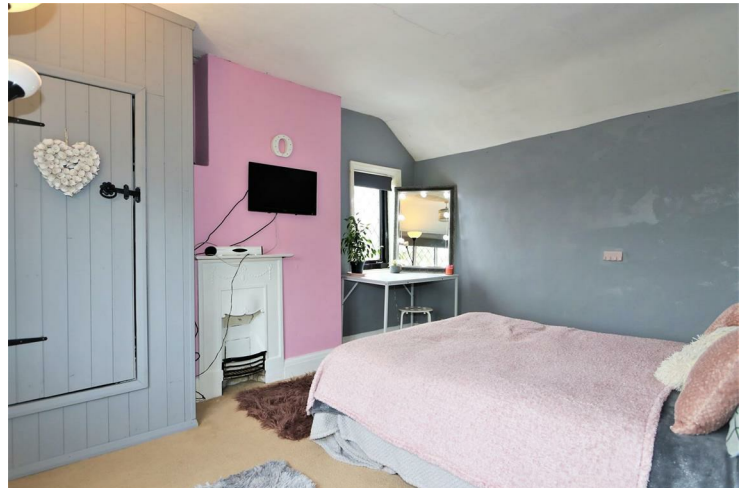
Stairs leading from the hall/office to the...

LANDING

With a smoke detector, doors to bedrooms two and three and a UPVC double glazed side window.

BEDROOM TWO

12'0" x 11'0" (3.68 x 3.37)



With a fitted storage cupboard, radiator and two UPVC double glazed front and side windows.

BEDROOM THREE

12'2" x 10'1" (3.71 x 3.09)



Having a radiator, a door to bedroom four and two UPVC double glazed side windows.

OUTSIDE

FRONT ELEVATION



There is off road parking for one car on the tarmac drive. A gate leads through to the wheelie bin storage area which could also be used for additional parking.

PLEASANT RAISED REAR GARDEN



The raised garden is mainly laid to lawn with a block paved patio seating area and decorative borders stocked full of mature plants and shrubs. There is also an allotment area with a greenhouse, a timber decked balcony from the bedroom and additional granite paved and gravelled seating areas.



AND FINALLY...

COUNCIL TAX BAND:

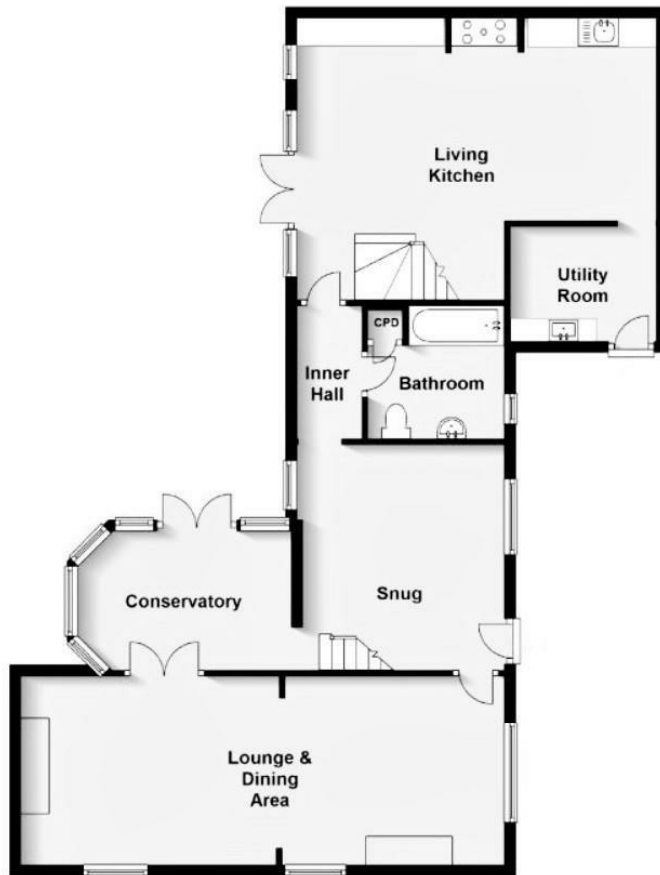
The property is believed to be in council tax band: 'E'

HOW TO GET THERE

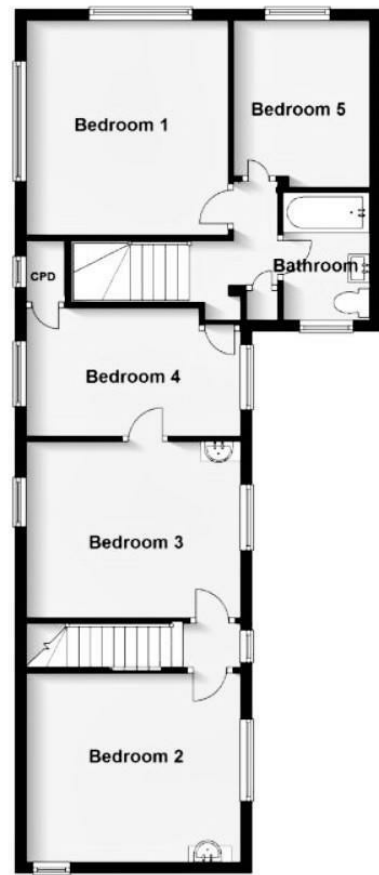
Postcode for sat navs: LE65 1RP

PLEASE NOTE:

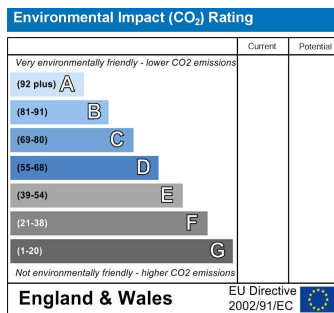
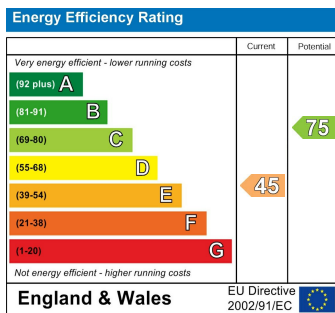
SERVICES: All mains are connected. Apart from gas. The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. MEASUREMENTS: Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring. TENURE: Freehold - with vacant possession on completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.



Ground Floor



First Floor



t: 01530 414666 e: ashby@newtonfallowell.co.uk

www.newtonfallowell.co.uk