



Main Street
Worthington Ashby-De-La-Zouch

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for sale offers over
£500,000



Property Description

Development potential property subject to planning permission! A substantial detached property with a self-contained one bedroom annexe situated on a double width plot with 137 ft approx frontage which offers potential for extension to the existing property or re-development of the site. The property has stunning views to front and rear and well-presented gardens to front side and rear. Having oil fired central heating and double glazing (where specified) the accommodation briefly comprises:- Entrance hall, Lounge, separate dining room, dining kitchen, cloaks/w.c, utility room and conservatory. To the first floor are three double bedrooms and bathroom. The annexe accommodation can be accessed via the lounge, or a self-contained entrance door from the front of the property and comprises:-Hallway, sitting room, double bedroom and shower room. Outside the property has a large block paved driveway providing off road parking for several vehicles leading to double brick garage with light and power and adjacent metal shed. The gardens to front side and rear are beautifully presented and offer great potential.

Entrance

Front UPVC double glazed wood grain entrance door with diamond leaded glazing leading to entrance porch with a tiled flooring and circular feature window to the side elevation. Timber door gives access to :-

Lounge

15' 3" x 14' 4" (4.65m x 4.37m)
Having a feature fireplace incorporating a coal effect electric fire with ceramic tiled hearth and back plate with a timber effect surround, four wall light points, UPVC double glazed wood effect diamond leaded window to the front elevation giving aspect to the views over beautiful open countryside to the front, two central heating radiators with shelves over, double glazed sliding patio door to the rear giving access to the rear garden, beams to the ceiling, door off to annex accommodation, a timber framed glazed door gives access to:-

Dining Room

14' 3" x 12' 4" (4.34m x 3.76m)
Having a UPVC double glazed wood grained and leaded window to the front and side elevations, central heating radiator, beams to the ceiling, three wall light points, opening to:-

Dining Kitchen

14' 5" x 11' 8" (4.39m x 3.56m)
Having a range of oak fronted matching base and wall units with oak trim laminated work surfaces over, single drainer one and a quarter bowl enamel sink unit with chrome mixer tap over, matching glazed display cabinets, wicker drawers and open shelving, inset electric fan assisted oven and grill, four burner electric hob and extractor hood, ceramic tiled splashbacks, ceramic tiled flooring, central heating radiator, UPVC double glazed wood grain diamond leaded window to the rear giving aspect over the garden, plinth lighting above the window with fitted blinds, under unit fridge, corner carousel unit, door giving access to stairs to the first floor, a further timber framed glazed door gives access to the rear lobby with a half glazed diamond leaded timber door leading to a rear utility room and conservatory, a door off the inner lobby leads to:-

Ground Floor Wc/Cloakroom

Having a two piece avocado suite comprising wash hand basin fitted to vanity unit with storage beneath, low level WC, central heating radiator, coat hanging hooks, UPVC double glazed opaque and leaded window to the side elevation, ceramic tiled splashback to the sink.

Utility Room

12' 3" x 9' 5" (3.73m x 2.87m)
Having UPVC double glazed wood grained window to the side elevation, fitted window blinds, sloping polycarbonate roof, two wall light points, terracotta tiled flooring, plumbing and space for automatic washing machine, space for a chest freezer, floor mounted Worcester oil fired boiler providing domestic hot water and central heating, timber part

glazed door gives access to the side garden, double opening timber framed glazed doors with attached glazed panels leading to:-

Conservatory

14' x 9' 3" (4.27m x 2.82m)

Having exposed brickwork and three UPVC double glazed wood grained windows - two the side and one to the front, beautiful aspect over open countryside from the windows to the front. The exposed brickwork adds particular character, ceramic tiled flooring, two wall light points, one panelled wall, sloping polycarbonate roof.

First Floor Landing

Having loft access, doors to the first floor rooms.

Bedroom One

14' 8" x 12' 1" (4.47m x 3.68m)

Measured beneath sloping ceiling plus recess Having UPVC double glazed wood grain diamond leaded window to the side elevation, central heating radiator.

Bedroom Two

14' 6" x 9' 4" (4.42m x 2.84m)

Measured beneath sloping ceiling plus recess Having UPVC double glazed wood grain diamond leaded window to the side elevation, central heating radiator, double wardrobe and vanity unit.

Bedroom Three

11' 9" x 11' 1" (3.58m x 3.38m)

Having UPVC double glazed wood grain diamond leaded window to the side elevation, central heating radiator, loft access.

Bathroom

Having a four piece ivory coloured suite, comprising panelled bath, pedestal wash hand basin, low level WC, corner glazed shower cubicle with Triton electric shower over, fully glazed to the cubicle and part tiled ceramic walls, laminate flooring, central heating radiator, UPVC double glazed wood grained diamond leaded window to the side elevation.

Annex Accommodation

Accessed via a timber door off the lounge

Sitting Room

8' 6" x 7' 11" max (2.59m x 2.41m max)

Having UPVC double glazed wood grain diamond leaded window to the rear elevation, built in airing cupboard with slatted shelving and hot water cylinder, door off to:-

Shower Room

Having avocado pedestal wash hand basin, low level WC, white corner glazed shower cubicle with a Redring electric shower over, ceramic tiled splashbacks, loft access and UPVC double glazed wood grained opaque window to the front elevation, ceramic tiled flooring, central heating radiator.

Bedroom

13' 6" x 10' 10" (4.11m x 3.30m)

Having UPVC double glazed diamond leaded wood grained windows to both front and rear elevations, central heating radiator, door off to:-

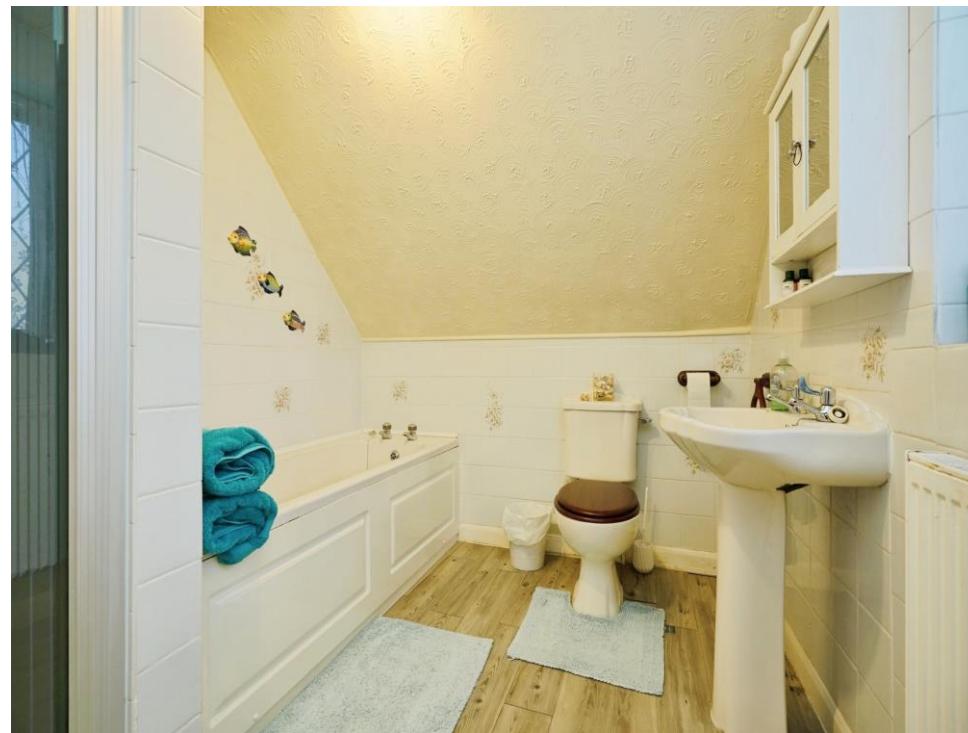
Hallway

With UPVC double glazed diamond leaded wood grained door to the front elevation, making the annex completely self-contained and accessed independently to the front.

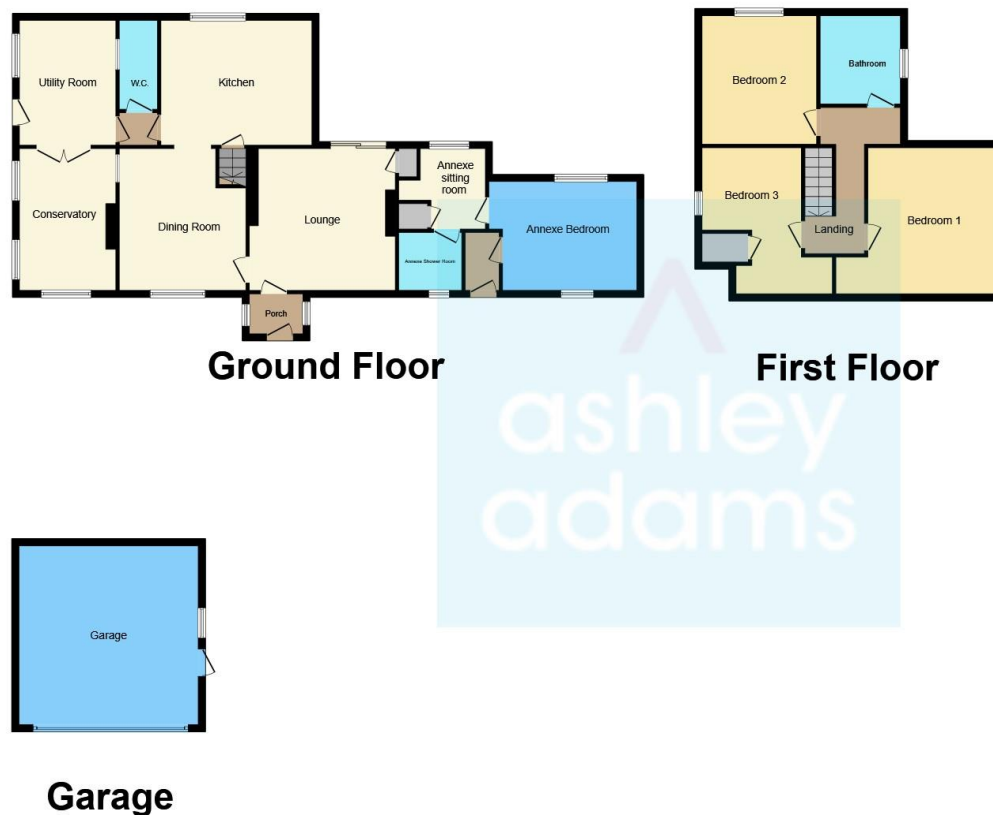
Outside

Having a wide frontage (approx 137 ft) with beautifully presented garden areas designed for ease of maintenance - gravelled areas, paved areas, inset shrubs, rockery area, block paving and paving around the front of the property, covered canopy to the two doors at the front, lantern light to the main front door, arch top wrought iron gate leading in from the road to the property, feature stone boundary wall along the front of the property inset with flowering shrubs which are a particular feature in the spring and summer. Paved steps lead up from the gate to the entrance doors, to the side of the property there is a potential building plot subject to planning permission, having shaped lawns, flanked with borders inset with shrubs, block paved path leading down the side of the property along to the double garage, double wrought iron drive gates giving access in via a stunning block paved driveway with brick feature retaining wall flanking the drive which









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Property Ref: MEL205423 - 0008

Tenure:Freehold EPC Rating: E Council Tax Band: E

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