

# Worthington Lane

Breedon-on-the-Hill, Derby, DE73 8AR

John   
German





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£560,000

Impressive high-spec detached home in an edge-of-village setting with stunning countryside views. Features a spacious open-plan kitchen/living area, underfloor heating, three double bedrooms, two bathrooms (en-suite), garden backing onto fields with views of Breedon church.

An impressive detached family home, built to a high specification, offering beautifully presented and spacious accommodation across two floors. Situated in an enviable edge-of-village location, the property enjoys open countryside views to the rear, including a picturesque view towards Breedon's famous church on the hill. Breedon on the Hill is a charming and historic village set within the North West Leicestershire countryside, known for its elevated position and far-reaching rural views. The village is dominated by the iconic Breedon Priory Church, perched on the hill and visible from much of the surrounding area. It offers a peaceful, semi-rural lifestyle while remaining well connected to nearby market towns, transport links, and amenities. Surrounded by rolling fields and scenic walking routes, it is highly sought after for its character, community feel, and picturesque setting.

The ground floor benefits from underfloor heating throughout, powered by an energy-efficient air source heat pump. A solid oak entrance door, framed by glazed side panels, opens into a welcoming reception hallway with oak flooring underfoot. A striking staircase rises to the first floor, while a window ahead draws your eye through to the garden and the countryside beyond. A useful utility/boot room is fitted with base and wall-mounted cabinetry, space for a washing machine and tumble dryer, and a sink with mixer tap. A glazed door provides direct access to the rear garden. The guest cloakroom features oak flooring, decorative wall panelling, a floating wash hand basin with mixer tap, and a concealed cistern WC. For those working from home there is a study, versatile as a second sitting room or even a bedroom.

At the heart of the home is a stunning open-plan living/kitchen/dining space, again finished with oak flooring and underfloor heating. The kitchen is superbly appointed with a luxury range of base and wall-mounted cabinets arranged along two walls, complemented by a large central island with seating for four. High-quality Siemens appliances include a ceramic hob with extractor hood, double oven, microwave, coffee machine, wine chiller, and integrated dishwasher. The sitting room has a warming focal point provided by the recessed log burning stove and bi-folding doors offers views across the garden and fold right back to invite the outside in.

The elegant oak staircase leads to the first-floor landing, illuminated by a front-facing glazed skylight. The principal bedroom is a spacious king-size room featuring a striking Velux picture skylight that frames beautiful views over the surrounding fields. It also benefits from a private en-suite shower room, complete with WC, wash hand basin, oversized fully tiled shower enclosure, extractor fan, and a chrome ladder radiator.

Bedroom two offers a characterful canopy-style ceiling, bespoke fitted wardrobes and drawers, and a rear-facing window overlooking open fields. Bedroom three is another generous double room, also with fitted wardrobes, a canopy ceiling, and a front-facing window with views across the lane and surrounding countryside. The family bathroom is finished with stylish white suite comprising bath with shower over, WC and wash hand basin.

Externally, the property boasts excellent driveway leading to an excellent larger than normal single garage, to the rear there is a large composite decked patio area, ideal for entertaining, leading onto a lawned garden bordered by mature hedging. The garden backs directly onto open fields and enjoys a delightful aspect towards Breedon's iconic church on the hill.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

Some images within this brochure have been digitally enhanced or generated using AI technology. While every effort has been made to ensure accuracy, these images may not represent the exact appearance of the property and should be used for illustrative purposes only.

**Property construction:** Standard

**Parking:** Drive and garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Air source heat pump

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/08042026

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Ground Floor

**Approximate total area<sup>(1)</sup>**

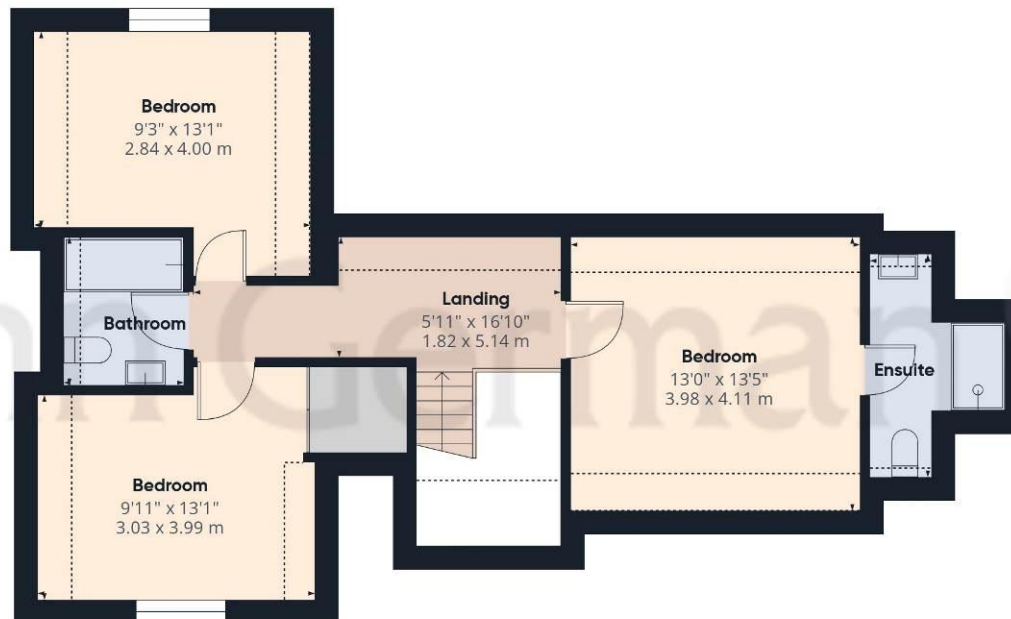
1628 ft<sup>2</sup>

151.2 m<sup>2</sup>

**Reduced headroom**

128 ft<sup>2</sup>

11.9 m<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



### Agents' Notes

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### Referral Fees

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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