



20 Manor Drive, Worthington, Leicestershire, LE65 1RN

HOWKINS &
HARRISON

20 Manor Drive,
Worthington,
Leicestershire, LE65 1RN

Guide Price: £325,000

Occupying a delightful position within this highly regarded development in the sought-after village of Worthington, this attractive single-storey residence offers a rare opportunity to acquire a beautifully maintained home enjoying a peaceful setting with far-reaching views across adjoining countryside.

Having remained in the same ownership since 1992, the property has been clearly cherished and thoughtfully maintained throughout, combining practical and well proportioned accommodation with an enviable lifestyle setting. Extending to 1140 sqft. the accommodation includes a 20ft sitting room, spacious kitchen/breakfast room, conservatory overlooking the gardens, two bedrooms and a bathroom.

Externally, the property is approached via attractive lawned gardens and further benefits from a generous garage together with beautifully maintained rear gardens backing onto open countryside, creating a particularly private and tranquil environment. The property also benefits from owned solar panels, enhancing the home's energy efficiency and long-term running costs.



Location

20 Manor Drive occupies a pleasant position within the sought-after village of Worthington, a highly regarded North West Leicestershire village surrounded by attractive countryside and well placed for access to the National Forest. The village offers a popular public house, church and strong community feel, whilst more comprehensive amenities can be found nearby in Ashby-de-la-Zouch. The property is ideally situated for commuters, benefitting from excellent access to the A42/M42 motorway network, together with convenient links to Derby, Leicester, Nottingham and Birmingham.

Ashby-de-la-Zouch – approximately 4 miles
Castle Donington – approximately 6 miles
Coalville – approximately 8 miles
Loughborough – approximately 10 miles
Derby – approximately 15 miles
Leicester – approximately 22 miles
Nottingham – approximately 24 miles
Birmingham – approximately 35 miles



Accommodation Details

A covered entrance porch opens into the central entrance hall, which provides access to the principal accommodation. Positioned to the front of the property is the sitting room, a particularly generous reception space enjoying excellent natural light together with double doors opening onto the gardens.

Leading through from the hall, the kitchen/breakfast room is fitted with a range of wall and base mounted units together with complementary work surfaces and ample space for dining. From here, access is provided into the conservatory, which enjoys attractive views across the rear garden and surrounding countryside, together with direct access outside. The inner hallway continues through to the bedroom accommodation, comprising two well proportioned bedrooms positioned to the front and rear elevations respectively. These are served by the bathroom, fitted with a three-piece suite including bath with shower over, wash hand basin and WC.

Outside

Externally, the property enjoys beautifully maintained gardens to both the front and rear, enhancing the home's attractive kerb appeal and peaceful setting. To the front, expansive lawned gardens and a pathway lead to the entrance door, whilst the rear gardens are a particular feature of the property, being predominantly laid to lawn with well stocked borders, mature hedging and a high degree of privacy. Backing directly onto open countryside, the gardens enjoy far-reaching rural views and provide an ideal setting for outdoor dining, entertaining or simply enjoying the surrounding landscape. The property also benefits from a detached garage with allocated parking space and a fully boarded roof storage area with ladder access.

EV Charge - As the batteries and inverter were put into the garage for the solar there is a full power source available and no underground cables would need to be laid from the house to put in an EV charger.

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.

Additional Information

Fitted with Fischer electric radiators. Each room can be individually controlled by a wireless thermostat & a state of the art Solar System. There are sixteen 6KW solar panels and two 5KW batteries (in the garage). – more information available on request

Local Authority

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

Council Tax Band – Band – D

Energy Rating - C

Howkins & Harrison

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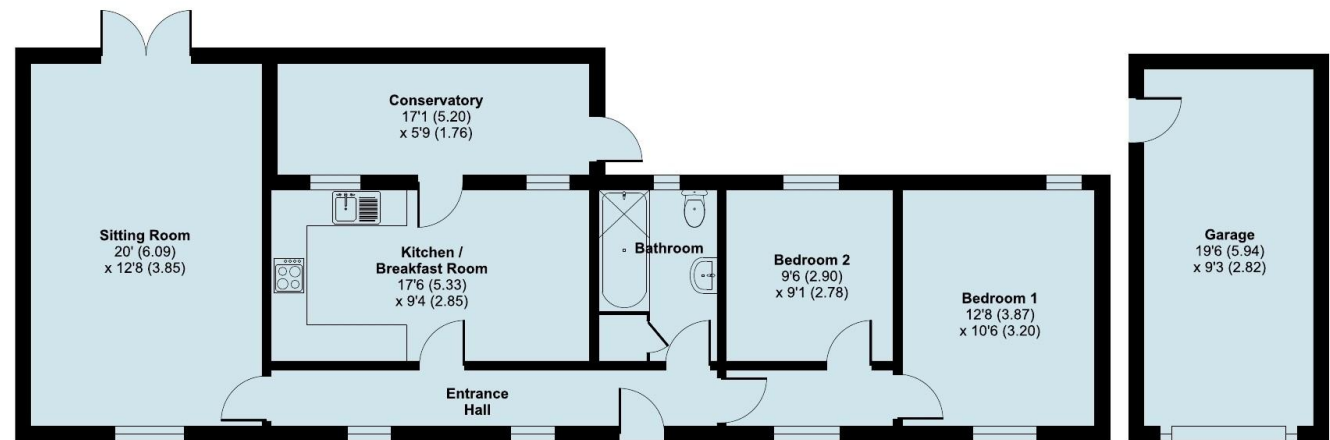
Manor Drive, Ashby-de-la-Zouch, LE65

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). © n\che.com 2025. Produced for Howkins & Harrison. REF: 1357220

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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