



The Old Bakery Church Street
Worthington Ashby-De-La-Zouch

The Old Bakery Church Street Worthington Ashby-De-La-Zouch LE65 1RE

for sale
£675,000



Property Description

A beautifully presented, deceptively spacious detached character property with extensive gardens, stunning views, off-road parking and double garage. The property has oil-fired central heating system and UPVC double and triple glazing and briefly comprises, to the ground floor:- Spacious dining hall, fitted dining kitchen, rear lobby, utility room, cloaks/WC, snug/study and lounge. To the first floor are four well-proportioned bedrooms, master with ensuite, shower room and family bathroom. Outside, the property is set back from the road beyond a block-paved driveway providing off-road parking for two vehicles and leading to the detached pitched roof brick garage. There is a paved courtyard to the front of the property which continues and has a matching paved path leading to utility area with greenhouse which is flanked with borders inset with variety of flowering shrubs and trees. There is also a gravelled area with garden pond, fence to the side and far reaching views over the fields.

To the side of the garage is a gated wide path which provides bin storage, oak log store, brick bunker and leads to front garden area and further path leads to timber gate giving access to the rear garden.

To the rear the garden is beautifully landscaped and must be viewed to be fully appreciated. The garden has a sandstone paved patio, shaped lawns & well stocked shrub borders.

Entrance Porch

Front UPVC double glazed entrance door leading to entrance porch which is of UPVC double glazed construction with quarry tiled flooring and stable door giving access to:-

Dining Hall

15' 10" x 15' 1" (4.83m x 4.60m)

Having quality Amtico flooring, high ceiling, UPVC double glazed panels to the front elevation, walls finished with dado rails, central heating radiator with shelf over, open spindle staircase off to the first floor, a further stable door to the rear elevation giving access to the garden, useful understairs storage cupboard and half-glazed door giving access to:-

Dining/ Kitchen

15' x 12' (4.57m x 3.66m)

John Lewis kitchen with a range of matching wall and base units with granite work surfaces over, one and a quarter bowl stainless steel sink unit with nickel mixer tap over, range of integrated appliances including electric fan assisted oven, induction hob with extractor hood over and dish washer, complementary splashback tiling, two UPVC double glazed windows to the front elevation, central heating radiator with shelf over, further UPVC double glazed window to the rear giving aspect over the garden, slate tiled flooring, high ceiling with exposed beam, half glazed door giving access to rear lobby.

Rear Lobby

Having stable door to the rear giving access to the garden, central heating radiator, continuation of the slate tiled flooring, coat hanging hooks and further half glazed door to:-

Utility Room

10' x 6' 10" (3.05m x 2.08m)

Having a range of matching John Lewis fitted wall and base units with roll edge laminate work surfaces over, single drainer stainless steel sink unit with chrome mixer tap over, plumbing and space for automatic washing machine, space for further appliances, oil-fired boiler providing the property with domestic hot water and central heating, complementary splashback tiling, UPVC double glazed window to the front elevation, slate tiled flooring and panelled door off to:-

Cloaks/ W.C

Having two piece white suite comprising of low level W.C, wash hand basin with chrome mixer tap over, UPVC double glazed opaque window to the rear elevation, central heating radiator and slate tiled flooring.

Snug/Study

15' 1" x 8' (4.60m x 2.44m)

Can be used for a variety of purposes and has UPVC double glazed windows to the side elevation providing far reaching views over open countryside, a further UPVC double glazed window to the front elevation, Amtico flooring, central heating radiator, walls finished with picture rail and exposed beams to the ceiling.

Lounge

19' 1" x 15' (5.82m x 4.57m)

A particular feature of this room is the full height apex ceiling with exposed truss beam. The lounge also has UPVC double glazed panels to the side elevation giving an aspect over the paved patio, a further UPVC double glazed window to the rear elevation giving aspect over the garden, and a further UPVC double glazed window to the side providing far rear views over open countryside, two central heating radiators, a stable door to the side which gives access into the rear garden and feature fireplace incorporating a cast iron multi-fuel burning stove on a quarry-tiled hearth.

First Floor Landing

Having two central heating radiators, walls finished with dado, two UPVC triple-glazed windows to the rear elevation giving an aspect over the garden, open spindle balustrade and exposed ceiling and truss beams.

Master Bedroom

15' x 9' 10" (4.57m x 3.00m)

Having a bespoke range of fitted high quality hard wood furniture comprising of wardrobes with hanging rails, shelving and draws, open display shelving, overhead shelving, central heating radiator with shelf over, UPVC triple-glazed window to both front and rear elevations, Apex ceiling with exposed truss and beams and panelled door off to the en suite.

En Suite Shower Room

Fitted with a three-piece modern white suite comprising of corner glazed shower cubicle with chrome rain head shower and additional shower attachment, low level W.C and wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, wall mounted heated towel rail, ceramic tiled flooring, part ceramic tiled walls, inset spot lighting, extractor fan and UPVC triple glazed window to the front elevation.

Bedroom Two

14' x 8' 10" (4.27m x 2.69m)

Having UPVC triple-glazed window to the front and side elevations with far-reaching views, fully height ceiling with exposed truss and beams and central heating radiator.

Bedroom Three

8' 10" x 9' 10" (2.69m x 3.00m)

Having a range of bespoke hardwood fitted furniture comprising of wardrobes, draws and open display shelving, wall mounted cupboards, exposed truss and beams to the ceiling, full

height ceiling, UPVC triple-glazed window to the front elevation and hardwood door front loft storage access point.

Bedroom Four

10' 11" x 6' (3.33m x 1.83m)

Having UPVC triple-glazed window to the side elevation with far reaching views, central heating radiator and loft access.

Bathroom

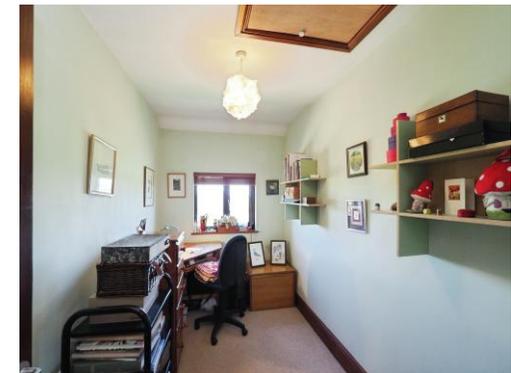
Fitted three piece white suite comprising P-shaped panelled bath with glazed shower screen, chrome rain-head power shower over, additional shower attachment and display alcove with light, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, low level WC, wall finished with ceramic tiling with feature tiled wall to the bath, ceramic tiled flooring, chrome wall mounted heated towel rail, inset spot lights and extractor fan to the ceiling, panelled door off to airing cupboard which houses the hot water cylinder and shelving.

Outside

The property is set back from the road beyond a block-paved driveway providing off road parking for two vehicles and leading to the detached pitched roof brick garage. There is a paved courtyard to the front of the property which continues and has a matching paved path leading to utility area with greenhouse which is flanked with borders inset with variety of flowering shrubs and trees. There is also a gravelled area with garden pond, fence to the side and far-reaching views over the fields.

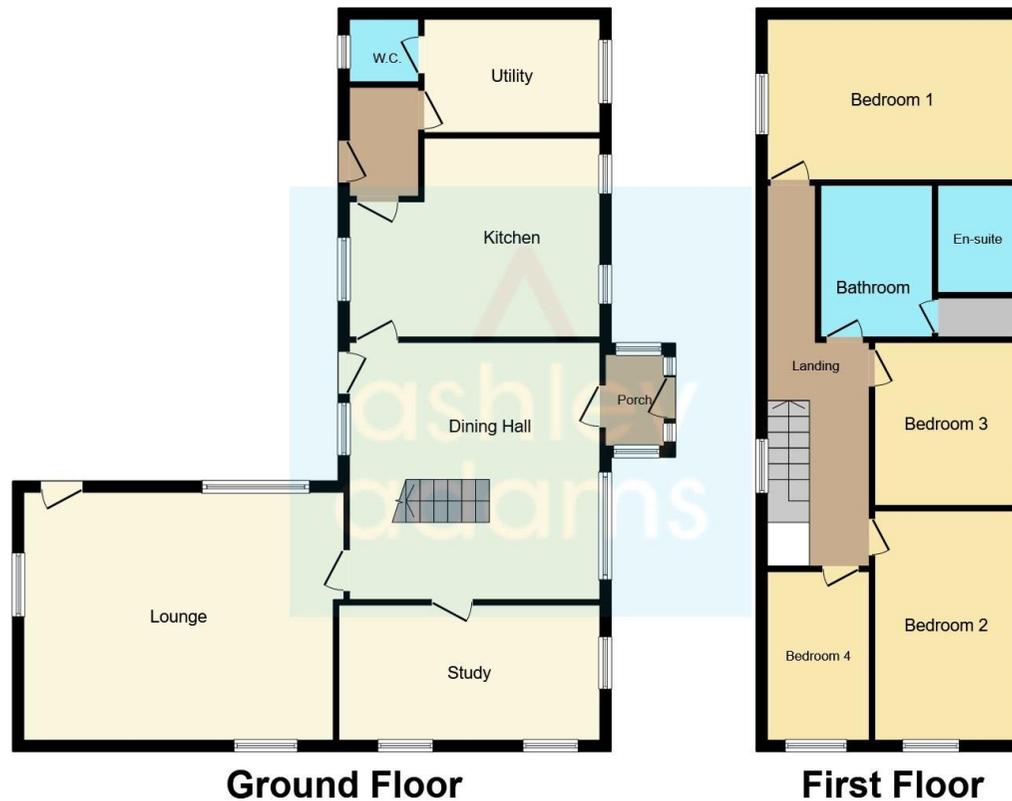
To the side of the garage is a gated wide path which provides bin storage and has a brick storage bunker, shelving for plant pots and leads to a timber gate gives access to the rear garden.

To the rear the garden is beautifully landscaped with a wealth of features which must be viewed to be fully appreciated. The garden has a sandstone paved patio leading all the way around the rear with borders, a water feature, alpine garden with raise border and two further borders, outside lighting, outside tap, rear double gates leading back to the front and enclose the oil tank. Beyond the stone patio is a timber arch pergola with granite and paved steps to the rear section of the landscaped garden featuring shaped lawn flanked with borders inset flowering shrubs, box hedge feature to the centre of the lawn, sand stone paved path leading around the lawn, borders either side inset with a variety of mature shrubs and trees, high quality timber pitched roof summer house with light and power, outside power points and lighting.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: MEL205462 - 0028

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

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