



Manor View Close, Worthington



£170,000



## Key Features

- Charming First-Floor Maisonette in the serene village of Worthington
- Set on Historic Manor House Grounds
- Stylish Open-Plan Living Area
- Modern Kitchen/Dining Space
- Generous Double Bedroom
- Chic Three-Piece Bathroom
- EPC rating C
- Freehold





Welcome to Manor View Close, a charming first-floor maisonette nestled in the serene village of Worthington, idyllic sanctuary steeped in history, set on the former Manor House grounds. This private cul-de-sac offers exclusive access to picturesque walking and cycling adventures via the nearby Cloud Trail—a perfect harmony of rural tranquillity and vibrant connectivity.

Step into the heart of this home, where a stylish open-plan living area awaits. The seamless fusion of kitchen, dining, and lounge spaces boasts sleek white cabinets, contrasting worktops, and cutting-edge appliances, perfect for culinary creations and cosy gatherings alike. The bedroom promises restful repose with its chic decor, while the modern three-piece bathroom invites you to unwind in style.

Externally, enjoy a generous carport, complemented by a plant room, store area, and a charming block-paved courtyard with landscaped upper terraces—ideal for alfresco relaxation. With allocated parking and an energy-efficient air source heat pump, this no-chain property marries convenience with conscious living. Experience village charm with unmatched accessibility—your perfect abode awaits.

Worthington is a charming and tranquil village located within the historic county of Leicestershire. The area is known for its stunning rural landscape and rich history, making it an ideal setting for those who appreciate a blend of tradition and modern amenities. Nestled within the unique surrounds of the former Manor House grounds, the property is cloistered in a private cul-de-sac, offering a sense of seclusion without sacrificing accessibility to local facilities and attractions.

One of the village's most appealing features is its proximity to the Cloud Trail, a scenic route perfect for walking and cycling enthusiasts looking to explore the great outdoors. This picturesque path allows residents to enjoy the serene environment and the beauty of the natural scenery, providing a refuge from the hustle and bustle of city life. For those who enjoy active living, the trail offers a delightful way to maintain a healthy lifestyle while soaking in the countryside charm.

Worthington offers excellent connectivity despite its quaint village feel. It's located close to key transport links, making it easy to access the nearby market towns and cities. Ashby-de-la-Zouch is just a stone's throw away, boasting a rich selection of shops, eateries, and cultural attractions. The proximity to major road networks such as the A42 and M1 ensures swift commutes to larger urban centres like Leicester and Nottingham, making it an attractive option for professionals and families alike.

For families considering a move, Worthington provides access to reputable local schools and a range of community facilities. The village enjoys a strong sense of community with regular events and activities that bring neighbours together, fostering a welcoming atmosphere. The local amenities, including a traditional pub and village shop, add to the delightful living experience, combining convenience with a friendly neighbourhood vibe.

#### ACCOMMODATION

LIVING | KITCHEN | DINER 6.15m x 5.39m (20'2" x 17'8")

BEDROOM ONE 4.16m x 2.96m (13'7" x 9'8")

BATHROOM 1.9m x 1.85m (6'2" x 6'1")

CARPORT 6.5m x 3.01m (21'4" x 9'11")

#### SERVICE CHARGE:-

General Service charge £170.00 ever 6 months

#### COUNCIL TAX BAND:-

The property is believed to be in council tax band: A

#### HOW TO GET THERE:-

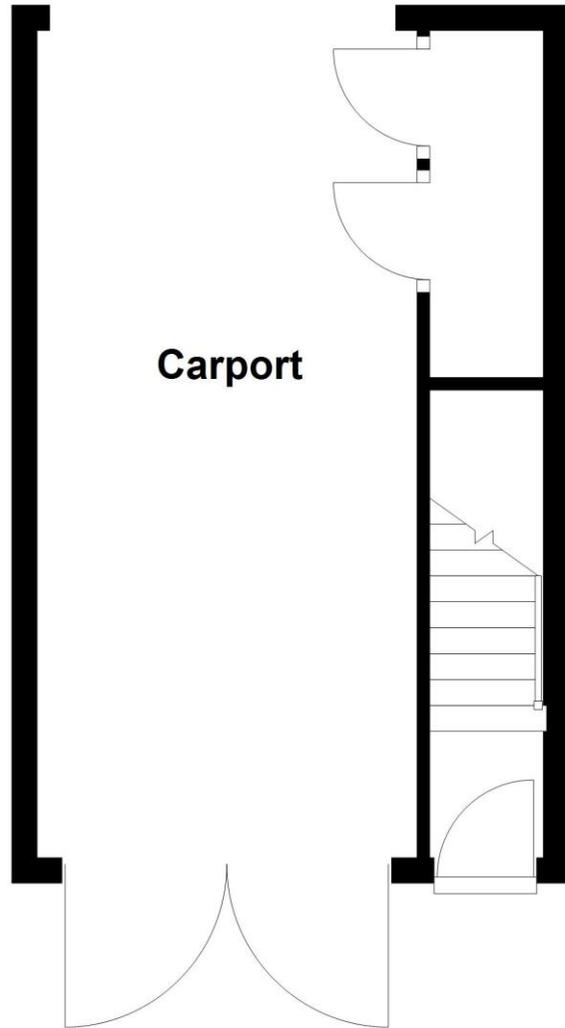
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#### PLEASE NOTE:-

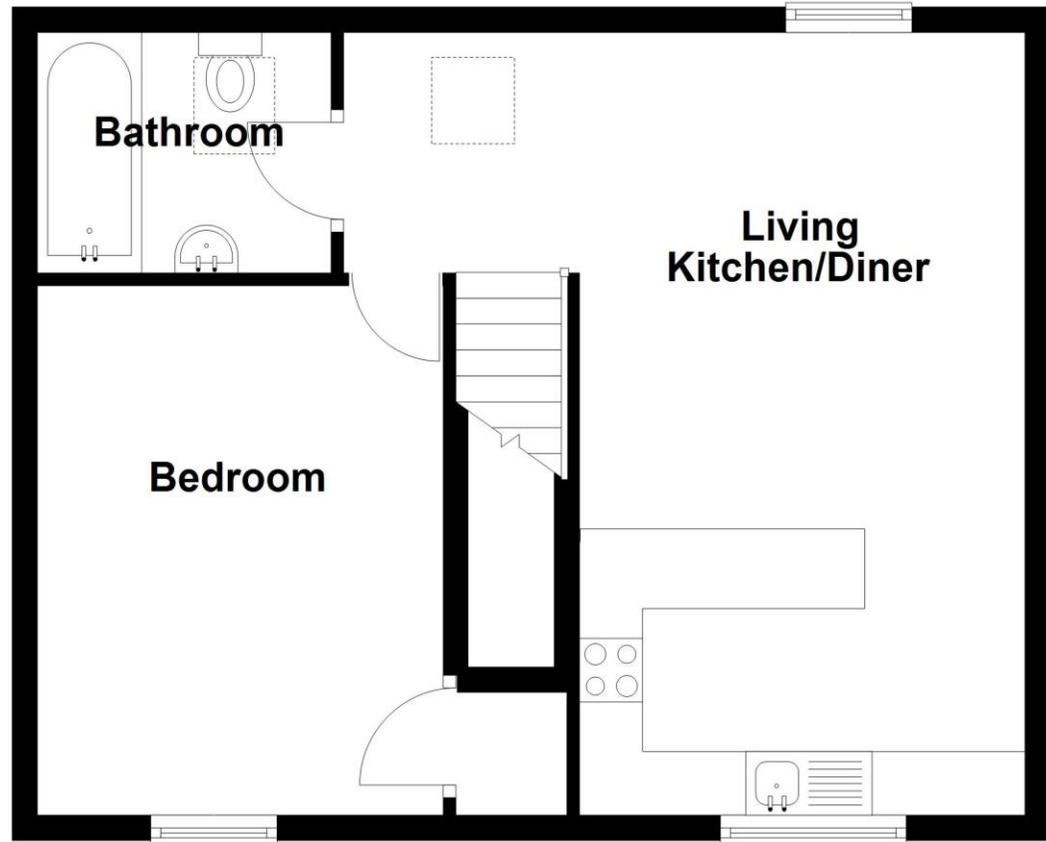
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

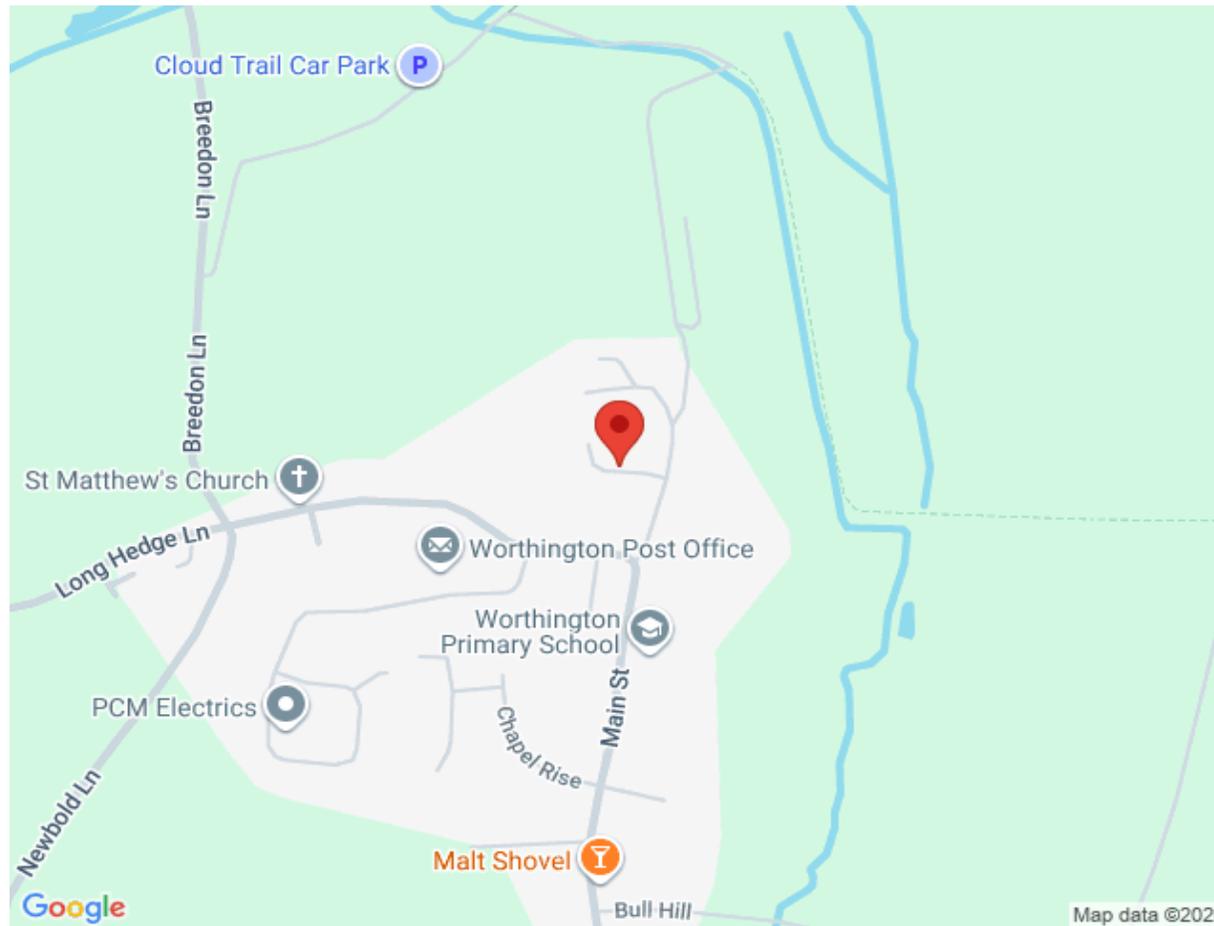


## Ground Floor



## First Floor





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

