



Church Street
Worthington
LE65 1RE

£200,000

PRICED TO SELL..A CHARMING 2 bedroom semi-detached COUNTRY COTTAGE OF CHARACTER, occupying a prominent CORNER PLOT in the heart of the village, requiring some general modernisation, yet offering HUGE POTENTIAL to further improve, with a walled COTTAGE GARDEN, off road parking & NO UPWARD CHAIN



Property Features

- Country Cottage
- 2 Bedrooms
- Corner Plot
- Dining Kitchen
- Excellent Position
- Cosy Lounge
- 755 sq ft
- Walled Garden
- Requiring Improvement
- No Chain

Full Description

You can certainly embrace the unique village lifestyle of Worthington, with this wonderful opportunity to acquire this charming two-bedroom semi-detached cottage of character, which occupies a prominent well screened corner plot in the heart of the village.

With a striking white rendered façade, the property offers huge potential to further improve, requiring general cosmetic improvement, you can really put your stamp on to create the perfect picture post card cottage, with revealed ceiling beams, a feature stone fireplace and a delightful walled cottage garden.

Internally, the property benefits from electric storage heating and UPVC windows throughout, briefly comprising entrance vestibule, a cosy lounge, characterised by the feature stone fireplace with a newly installed cast iron electric stove with

remote control function yet also offers conversion back to a multi fuel log burner if required, the dining kitchen and useful walk-in pantry complete the ground floor.

On the first floor are two bedrooms and the bathroom, which enjoys a three-piece suite with electric shower. Occupying a prominent well screened position, the cottage is set back behind a delightful walled cottage garden, with a gated entrance onto the driveway with parking for 2-3 cars.

Worthington is a village in North West Leicestershire, England, about 4 miles north-east of the market town of Ashby-de-la-Zouch and approx 5 miles from Melbourne in South Derbyshire . The village is about 5 miles (8 km) from East Midlands Airport and junction 23a of the M1 motorway where it meets the A42 road. The village has a local shop and the village also is the home of the ever popular Worthington School.

TENURE

Freehold

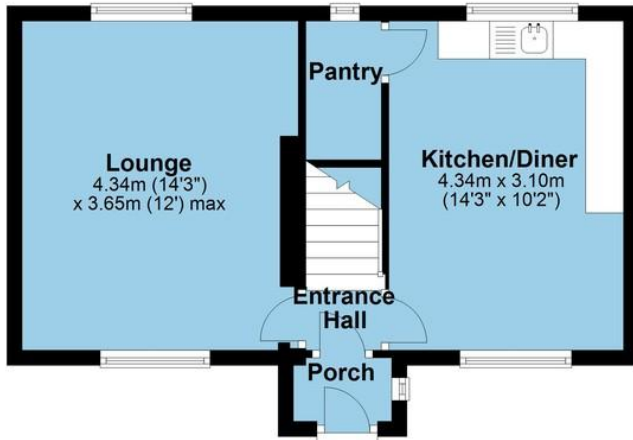
COUNCIL TAX BAND

The property is in council tax band B

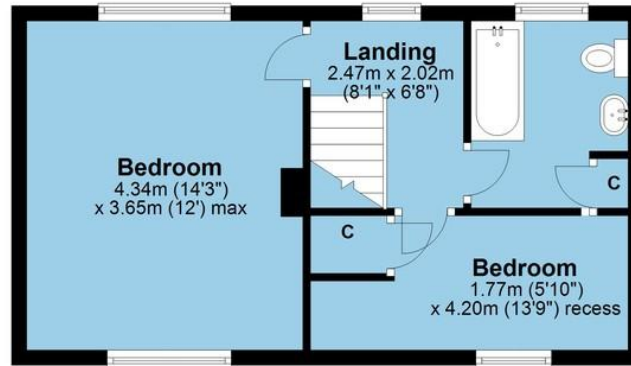




Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Total area: approx. 70.2 sq. metres (755.4 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements