

Chapel Rise

Worthington, Ashby-de-la-Zouch, LE65 1RX



Excellent extended family home with a beautiful open plan kitchen dining room, large lounge, WC, three bedrooms, family bathroom, parking and garage, private gardens to the rear. Lovely village location opposite green space.

£285,000



John German

Worthington is a small village located about five miles north-east of Ashby-de-la-Zouch. The village has a highly sought after primary school, a public house, post office and general store. The village is on the Cloud Trail Cycle Track which links up to the neighbouring villages of Breedon, Wilson and Melbourne. Access via the M42, which is right on the doorstep and M1 provide ease of access to many major towns and cities.

The property sits overlooking a lovely natural green with plenty of trees and shrubs. There is a double width driveway leading to the single garage. Beyond the garage is the entrance door and beyond that you will find a spacious hallway with guest cloakroom and an internal door through to the garage.

Next is the large and lovely living room which has a feature fireplace at its focal point and stairs leading off to the first floor.

Leading from the lounge is the stunning extended kitchen, perfect for family life and entertaining. It has a dining area with French double doors leading to the gardens beyond and a kitchen which is beautifully appointed with an extensive range of base and wall mounted cabinets with roll top work surfaces and integral appliances. It features a part vaulted roof with inset skylight and a window overlooks the rear garden.

Upstairs on the first floor you will find there are three bedrooms. The master bedroom has beautiful views to the distant fields and rolling countryside. The family bathroom is fitted with a three piece suite comprising bath, WC and pedestal wash hand basin.

Outside to the rear of the property you will find there are two patio areas and garden which enjoys a great degree of privacy. It is laid mainly to lawn with mixed planted borders.

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

Services: Electric heating. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

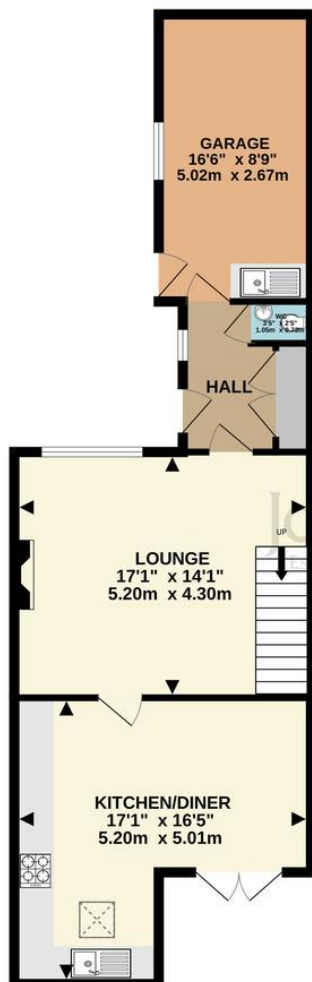
Useful Websites:

www.gov.uk/government/organisations/environment-agency

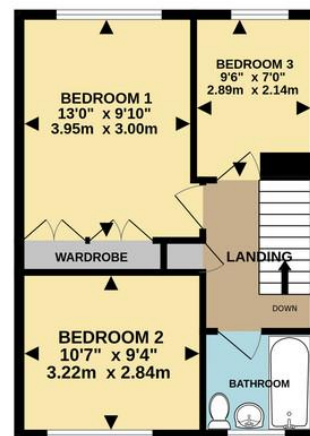
Our Ref: JGA/02102023

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band C

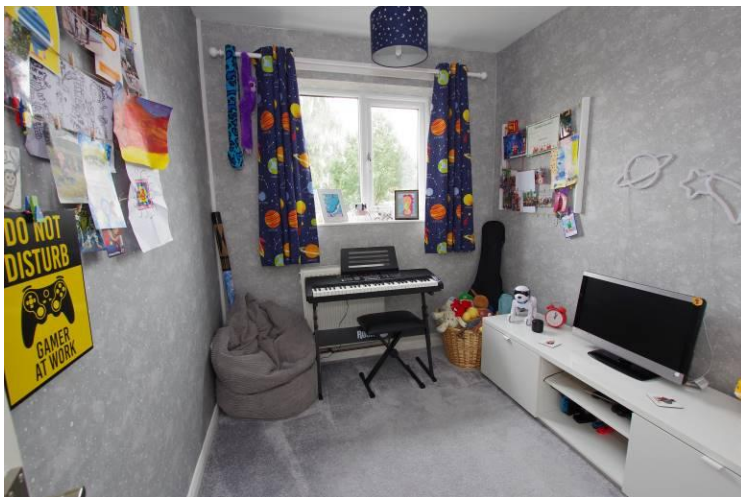
GROUND FLOOR



1ST FLOOR



John German
Estate Agents & Chartered Surveyors





AWAITING EPC MEDIA



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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

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