

St. Matthews Avenue

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

John 
German






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£220,000



Beautifully presented extended family home with a gorgeous interior. There is a large open plan kitchen/diner, lounge with log burner, large boot room/reception, utility plus WC, modern bathroom and outside large garden outbuilding with light and power - a perfect gym/hobby space etc.

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.

This is a lovely extended semi detached home, ideal for a family or first time buyer, set in the popular village location of Worthington. Set behind the front entrance door is a reception hallway with stairs leading off. Directly ahead of you is the cosy lounge which has a multi fuel stove with raised slate hearth at its focal point, radiator, picture rail, coving to the ceiling and laminate flooring underfoot with patio doors leading you out onto the rear garden.

The highlight of the property is the open plan kitchen dining room, a great place for entertaining and family living. There is ample space for a large family dining table and informal sofa seating area. The kitchen itself offers heaps of storage with cabinets running along three sides of the room with roll top marble effect work surfaces incorporating sink with mixer tap and ceramic tiled splashbacks. There is space for a cooker and dishwasher. Leading off the kitchen is the boot room, this is a large room with tiled floor, contemporary radiator and uPVC entrance door. It would be ideal as either a study/playroom or as currently utilised as a large boot/cloak room. Leading off here is a practical utility room with appliance spaces and door out to rear garden, alongside a ground floor WC with half height tiling.

Upstairs on the first floor are three good sized bedrooms, bedrooms one and two are lovely sized doubles while bedroom three is an excellent sized single room and has the benefit of a fitted cabin bed providing maximum use of the living space. The fully tiled family bathroom has been beautifully appointed with shaped shower bath in white with glazed screen over and electric shower above, high gloss vanity unit with wash hand basin, WC and an electric ladder style towel radiator.

Outside, the property has a gravelled driveway to the fore providing off road parking. To the side of the property are communal parking spaces providing two further parking spaces for this property. To the rear of the property, the garden has been landscaped with a full width paved patio area and steps leading up to an artificial lawn garden with a winding pathway leading to a second patio and in turn to the garden outbuilding. This has uPVC double glazed French entrance doors, light and power points. It is zoned with two areas, which would make it ideal for a home office, gym or entertaining space.

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

Property construction: Concrete. **Parking:** Drive. **Electricity supply:** Mains. **Water supply:** Mains.

Sewerage: Mains. **Heating:** Electric boiler.

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/24012024

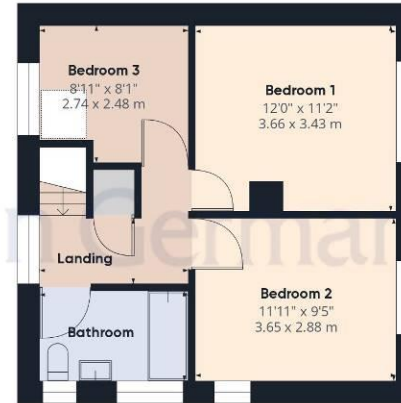
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁰¹

1253.17 ft²
116.42 m²

Reduced headroom

13.42 ft²
1.25 m²

Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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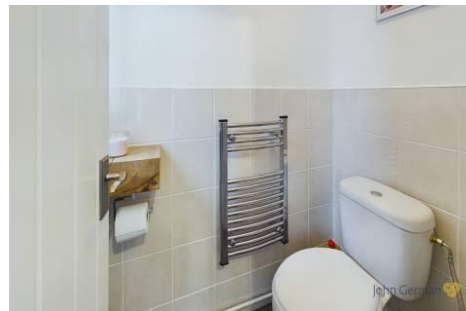
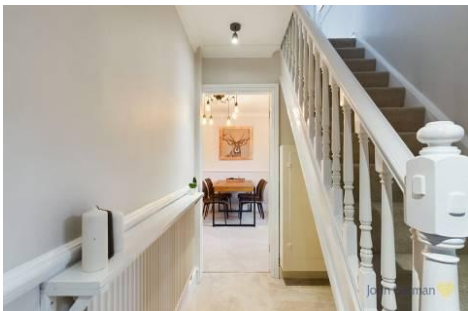
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	41 E	
21-38	F		
1-20	G		



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