Alexanders

Babelake Street

Packington

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- Impressive detached family home
- Generous plot of 0.4 of an acre
- Desirable village location
- Four spacious reception rooms
- Five good sized bedrooms
- Main bedroom with dressing area and en suite
- Beautifully landscaped rear garden
- Detached tandem garage/workshop
- EPC Rating C / Council Tax Band G / Freehold

General Description

A most impressive and generous detached family home set in 0.4 of an acre on Babelake Street in the sought after village of Packington with a local public house and primary school.

The property is beautifully presented and has been a superb family home for many years. Positioned on the quiet Babelake Street behind lawned front gardens with a private driveway to the side and front offering plentiful off-road parking. The rear gardens have been beautifully landscaped laid mainly to lawn with various seating areas and mature borders, orchard and vegetable patch. There is also a detached tandem garage / workshop to the side.

Accommodation Summary

Internally the property has been updated thoughtfully to boast circa 2545 sq ft of living space with generous room sizes ideally suited for modern living, full central heating and double glazed throughout. Expect to find: Spacious entrance hall, WC, bedroom five with en suite, study, sitting room, living room with doors through to orangery, rear lobby, Utility and Kitchen / Diner. Accessed via the impressive first floor landing are three double bedrooms and a beautiful four piece family bathroom. The main bedroom suite boasts dressing area with fitted furniture and generous en suite facilities.

Location
The popular village of Packington is located just outside the widely regarded market town of Ashby-de-la-Zouch with a host of amenities to include a variety of independent shops and well known restaurants and bars. With easy access to Nottingham and Birmingham via the M42/M1/M6 road network.

Viewings
Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch (01530) 413126.

Tenure
Freehold

Services
We are advised that mains gas, electricity, water, and drainage are connected.

Local Authority
Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ (Tel: 01530 454545). Council Tax Band G.

Measurements
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

Viewing by appointment only

Alexanders

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Telephone Sales: 01530 413126
Email: ashby@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Ashby-de-la-Zouch Sales Team on 01530 413126.

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General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.