



Lower Packington Road

Ashby-De-La-Zouch

- Inviting three bedroom family home
- Bright comfortable living room
- Open plan kitchen/dining room with breakfast bar
- Extended to provide a utility and cloak room
- Three spacious bedrooms, two with built in wardrobes
- Tranquil landscaped gardens
- Relaxing garden cabin at the rear of the garden
- Ample off road parking
- EPC Rating D / Council Tax Band D / Freehold

General Summary

Nestled on a generously proportioned plot and set discreetly behind a mature, hedge lined frontage, this property offers a rare blend of charm, comfort, and future potential. Boasting ample off road parking to the rear, the home is perfectly suited for modern family living while offering exciting possibilities for extension or reconfiguration, subject to the necessary planning permissions.

Accommodation Overview

Upon approach, a pleasant front courtyard and a block paved pathway lead to newly fitted front doors, offering a warm welcome into the property. The interior is thoughtfully arranged and well appointed, beginning with a bright and spacious entrance hallway. To the front, a charming family lounge benefits from an abundance of natural light through a wide bay window, creating a cosy yet airy retreat. To the rear, the heart of the home is the open plan kitchen and dining space, reimagined by the current owners to combine style and function. With sleek cabinetry, integrated appliances, and elegant wooden worktops, this space is perfect for both daily life and entertaining, with French doors opening out to the beautifully curated rear gardens. The ground floor also benefits from a practical extension, housing a dedicated utility room and a convenient guest cloakroom.

The first floor continues to impress with high ceilings and a calm, inviting décor throughout. There are three well proportioned bedrooms, two of which offer generous double proportions built in wardrobes and plenty of natural light. These are served by a stylish and well maintained family bathroom, fitted with water resistant surrounds for ease and longevity.



External

The outdoor space is a standout feature of this home. The rear garden has been lovingly maintained and thoughtfully landscaped to create a tranquil, private sanctuary. With slab paved pathways weaving through vibrant flowerbeds, well kept lawns, and a collection of mature fruit trees, this garden is a joy in every season. At the far end of the plot, a gravelled driveway provides secure, gated off-road parking. Adding to the appeal, a timber built garden cabin offers a versatile and charming space for relaxation or entertaining, usable throughout the year.

Location

This home enjoys an exceptional location within walking distance of Market Street and Ashby's bustling town centre, as well as being conveniently close to local schooling, commuter routes, and historic landmarks such as the Bath Grounds and the Castle Grounds. With its idyllic setting, spacious accommodation, and scope for further enhancement, this property represents a rare opportunity not to be missed.

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.

Tenure

Freehold.

Local Authority

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band D.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

Services

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

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.

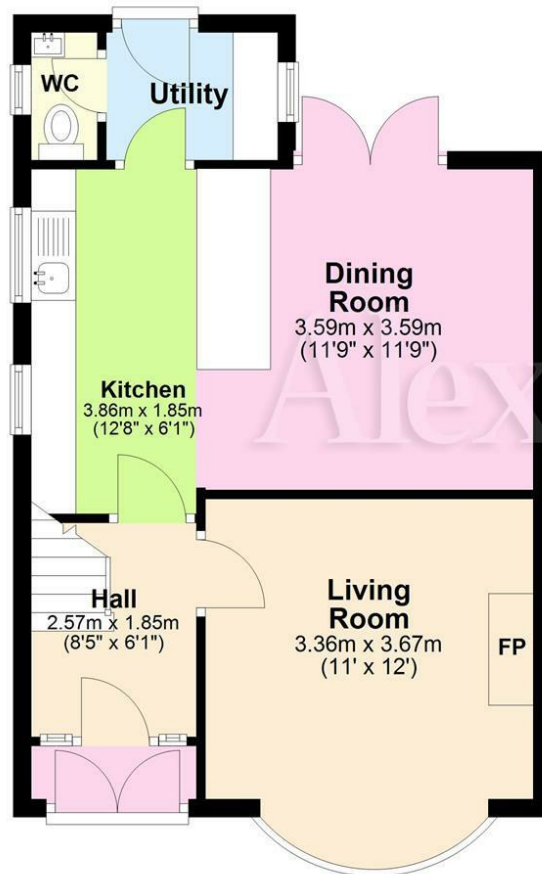
General Note

These particulars whilst believed to be accurate 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 a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



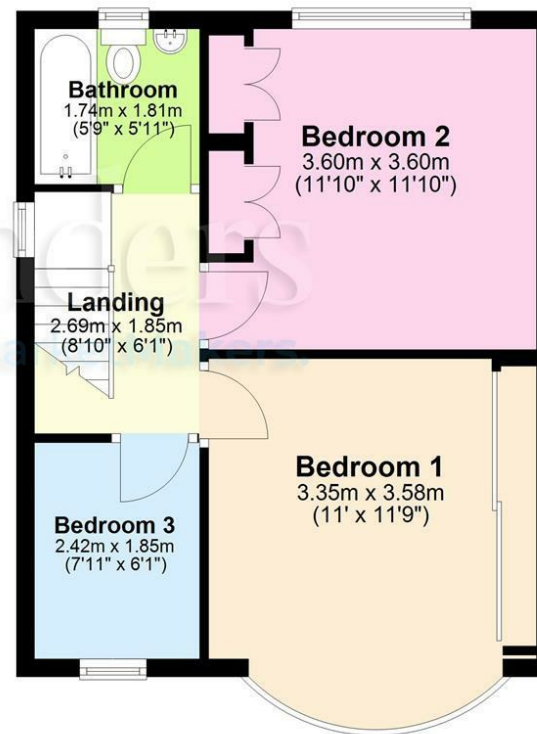
Ground Floor

Approx. 44.3 sq. metres (477.1 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.0 sq. feet)



Total area: approx. 83.8 sq. metres (902.1 sq. feet)



The market is moving.

So can you.

Alexanders
MarketMakers.