



High Street

Packington

Asking Price £235,000

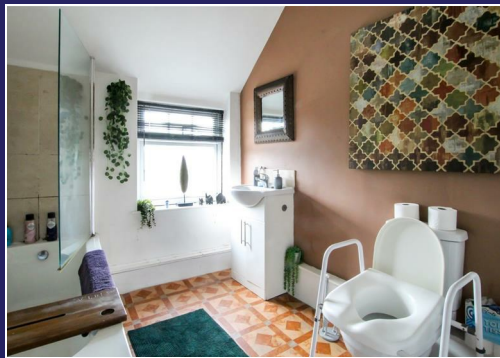
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High Street

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Tenure
Freehold

Accommodation Detail:

External And Approach

Situated on the peaceful High Street in the heart of Packington, this beautiful linked terraced cottage offers character, privacy, and a unique layout.

Accessed via a white PVC front door along a quaint pathway, the entrance opens directly into the cosy living room. A small arched alleyway between this home and the neighbouring property adds charm and provides shared access—enhancing both privacy and practicality.

One of the standout features of this property is the included flying freehold—a rare and valuable benefit offering ownership of the structure above the alleyway between the properties.

This cottage is ideal for buyers looking for a characterful home in a quiet village setting, with the added advantage of unique ownership features.

Living Room

13'6" x 11'9" (4.12 x 3.59)

As you enter the property, you're welcomed into a spacious living room, tastefully decorated in soft grey tones and featuring an original exposed timber beam that adds character and warmth. The room is fitted with a brown carpet and benefits from multiple plug sockets, a thermostatically controlled radiator, and modern wall-mounted uplighters that create a cosy ambiance. A front-facing window allows natural light to fill the space while offering views of the quiet High Street.

Kitchen/ Breakfast Room

13'8" x 11'3" (4.19 x 3.43)

To the rear of the property lies a generously sized kitchen, offering both practicality and potential. There is useful storage

space located beneath the stairway, along with a wall-mounted, thermostatically controlled radiator to ensure year-round comfort. The flooring is fitted with easy-to-maintain lino tiles, while white half-height tiling adds a clean, classic finish around the perimeter.

The kitchen is equipped with a range of beech-effect wall and base units, providing ample storage and worktop space. There is room for a washing machine, an under-counter fridge, and the kitchen also includes an integrated oven with a gas hob—ideal for everyday cooking.

Bedroom One

11'9" x 11'2" (3.60 x 3.41)

Located at the front of the property is a generously sized double bedroom, beautifully decorated in soft grey tones. Like much of the home, this room benefits from the high ceilings that enhance the sense of space and light throughout. A front-facing window offers a pleasant outlook over the High Street, while a wall-mounted, thermostatically controlled radiator ensures comfort. Additional features include a single pendant ceiling light and neutral décor, making it a versatile space ready to personalise.

Bedroom Two

10'3" x 9'10" (3.13 x 3)

Situated at the rear of the property, Bedroom One is a comfortable double room that enjoys a peaceful outlook over the large rear garden. Decorated in stylish grey tones and fitted with a brown carpet, the room offers a calm and cosy atmosphere. A single pendant ceiling light provides illumination, and the space is well-proportioned—ideal for a range of bedroom furniture arrangements.

Bathroom

8'9" x 6'11" (2.67 x 2.11)

Located at the front of the property with a three-piece suite you find lino tiling effect flooring along with a terracotta and white decorated room with tiles around the bath and shower cubicle. And here you have a modern wall mounted jewel flush

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WC along with handbasin with integrated vanity units and chrome mixer tap , full-size bath with chrome mixer tap and shower over along with a chrome wall mounted heated towel rail. The bathroom also has a window fitted with privacy glass.

Rear Garden

The property boasts a beautiful, east-facing rear garden that offers excellent privacy—perfect for morning sunshine and outdoor relaxation. A small courtyard area leads onto a lawn that extends into an L-shape, creating distinct zones for entertaining or gardening.

This mature garden features established hedgerows, flowering shrubs, and trees, providing a peaceful, green backdrop. An outbuilding offers ample external storage and includes electrical sockets—ideal for use as a workshop or garden room.

Access to the garden is available via the kitchen door or through a shared alleyway running alongside the property.

Local Authority & Council Tax Band

NWLDC

Band B

Post Code For Sat Navs

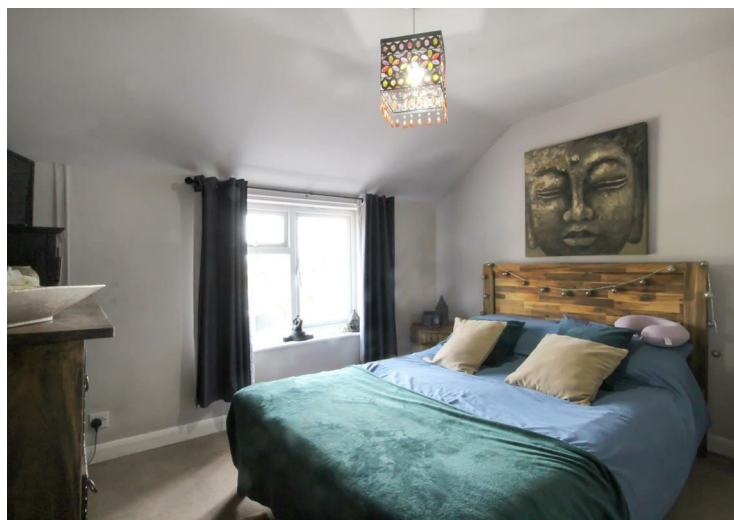
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Out Of Hours Contact Arrangements

You can email us via our website, or you can 'Live Chat' via our website 24/7

Property to Sell?

We are happy to provide a free valuation and explain how we combine our personal service with the use of the latest technology to achieve impressive and satisfying results for our customers.





GROUND FLOOR
333 sq.ft. (30.9 sq.m.) approx.

1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 660 sq.ft. (61.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax band: B. Tenure: Freehold

Viewing

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	