



16A Ashby Road

| LE65 1TD | Guide Price £400,000

ROYSTON
& LUND

- GUIDE PRICE £400,000-£410,000
- Dual Aspect Lounge with Patio Doors to the Rear Garden
- Freehold, EPC Rating C
- Kitchen with separate utility room
- Good-sized driveway and garage
- Open Aspect To The Front & Rear Elevation
- Desirable Village Location in the Heart of the National Forest
- Four bedroom detached home
- Dining room
- Council Tax Band E





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Royston and Lund are delighted to present this four bedroom detached home in the popular village of Packington in the Heart of the National Forest. The village is a convenient distance from the Market Town of Ashby de la Zouch, and hosts a shop, public house, village hall, primary school and cafe.

Upon entering the hallway, you're welcomed by a spacious, bright lounge occupying the depth of the property, with a window to the front and double patio doors leading to the rear garden.

You also have a separate dining room overlooking the front elevation and a kitchen at the rear that leads to a utility. And there is a conveniently placed ground floor cloakroom with w/c.

Upstairs you're greeted by a spacious principal bedroom to the front, with an en-suite shower room. A further three bedrooms and family bathroom lead from the landing, which has a picture window to the rear overlooking open countryside.

Outside you have a good-sized driveway leading to the detached garage. There is a well stocked garden at the rear with lawn and patio. The countryside beyond gives a real sense of space.

The house has been maintained beautifully. To book your own personal tour please contact Royston & Lund.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

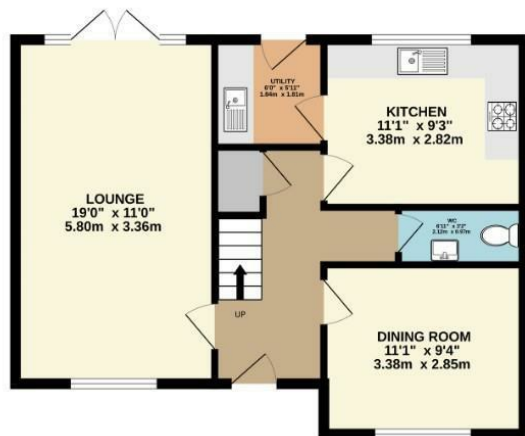
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		

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GROUND FLOOR
701 sq.ft. (65.1 sq.m.) approx.

1ST FLOOR
567 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA: 1267 sq.ft. (117.8 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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