

SUPERIOR HOMES

ROYSTON & LUND



The Hollows, 6 Mill Street

Packington | LE65 1WL

Offers Over £535,000

This delightful charming cottage with three bedrooms in the very affluent and popular village location of Packington. This home is an absolute delight retaining many original feature throughout.

On entering the home you are greeted by a good sized entrance hall with rooms leading off. To the right hand side is a beautiful snug/reception room with an abundance of original features boasting an inglenook, a further door leads to the country kitchen which over looks a beautifully sized cottage garden which is well stocked with ample shrubs, perennials and mature trees. A further reception lounge has been extended so creates a spacious living space, once again overlooking the stunning garden. In addition on the ground floor is a large bathroom.

Moving upstairs the home has a large landing and three double bedrooms. The home has been a family home for many years and has a very nice feel to it and sits in a wonderful position on Mill Street .

The property has a lovely cottage garden to the rear. Outside has parking to the side and a detached garage.

Packington is located within walking distance of Ashby which offers a wealth of amenities, bars, restaurants, health care and fantastic schooling. Packington itself offers a really good village shop, a renowned pub and a village primary school. Situated in easy walk to the National Forest.

Awaiting Probate - in process





- Sold with No upward chain!
- Detached Cottage with Original Features
- Two Reception Rooms with Large Entrance Hall
- Beautiful Rear Garden
- Three double bedrooms
- Popular Location Village in the National Forest
- Driveway & Garage
- EPC E
- Council Tax F
- Freehold





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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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Potential	Current	Potential	Current
	52		77

EPC



1ST FLOOR
682 sq.ft. (63.3 sq.m.) approx.



GROUND FLOOR
1099 sq.ft. (102.1 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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TOTAL FLOOR AREA : 1780 sq.ft. (165.4 sq.m.) approx.