



Newlands, 6 Upper Packington Road, Ashby de la Zouch, LE65 1EF

HOWKINS &
HARRISON



Newlands,
6 Upper Packington Road,
Ashby de La Zouch, LE65 1EF

Guide Price: £1,200,000

A quite exceptional, beautifully appointed detached family residence. Occupying a generous plot and frontage located in a prime residential district at the heart of this popular market town, within easy walking distance of both the town centre and Ashby schools. This 3000sqft property has been altered and modernised by the current owners to a high standard throughout with versatile and open plan living space overlooking the rear garden.

Internal viewing is highly recommended.

Features

- Stunning detached residence
- Excellent frontage and generous garden plot
- Prime residential location, ideal for commuters
- Four reception rooms, two with log burners
- Laura Ashley kitchen / breakfast room with premium appliances
- Five excellent size bedrooms, main with dressing room
- Three ensuite bedrooms and a family bathroom
- Ample parking and detached double garage
- Delightful rear gardens



Location

The historic market town of Ashby de la Zouch has links back to Roman times. Historically the town was dominated by the 12th century manor house, eventually becoming a 15th century castle belonging to the Hastings family. Today this is a thriving community on the north side of the A42 dual carriageway, with excellent road links south-west via the M42 to Birmingham and Birmingham International Airport, or north-east to the M1 motorway corridor with East Midland conurbations beyond and Nottingham East Midland Airport at Castle Donington.

The town boasts high street brand shops, many independent traders, boutiques and coffee shops. Located adjacent to primary access links further amenities include supermarkets including M & S Simply Food. Popular schooling includes five primary schools, secondaries include Ivanhoe School and, Ashby School with associated sixth form.

Travel Distances

A42 JCT 12 - 2.3 miles
East Midlands Airport - 12.2 miles
Birmingham Airport - 27.1 miles
Nottingham - 23.1 miles
Leicester - 17.7 miles
Birmingham - 29.5 miles

School Distances

John Moore Foundation - 7.3 miles
Twycross School, - 8.5 miles
Dixie Grammar School - 11.1 miles
Repton School - 10.2 miles



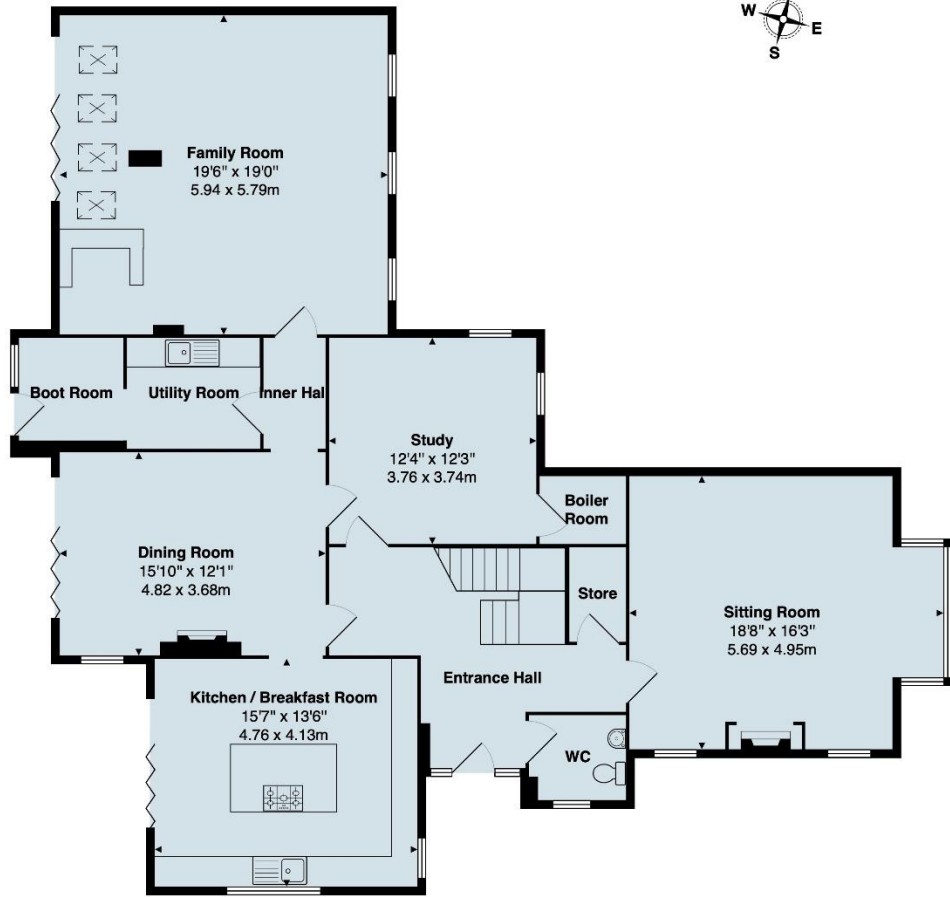




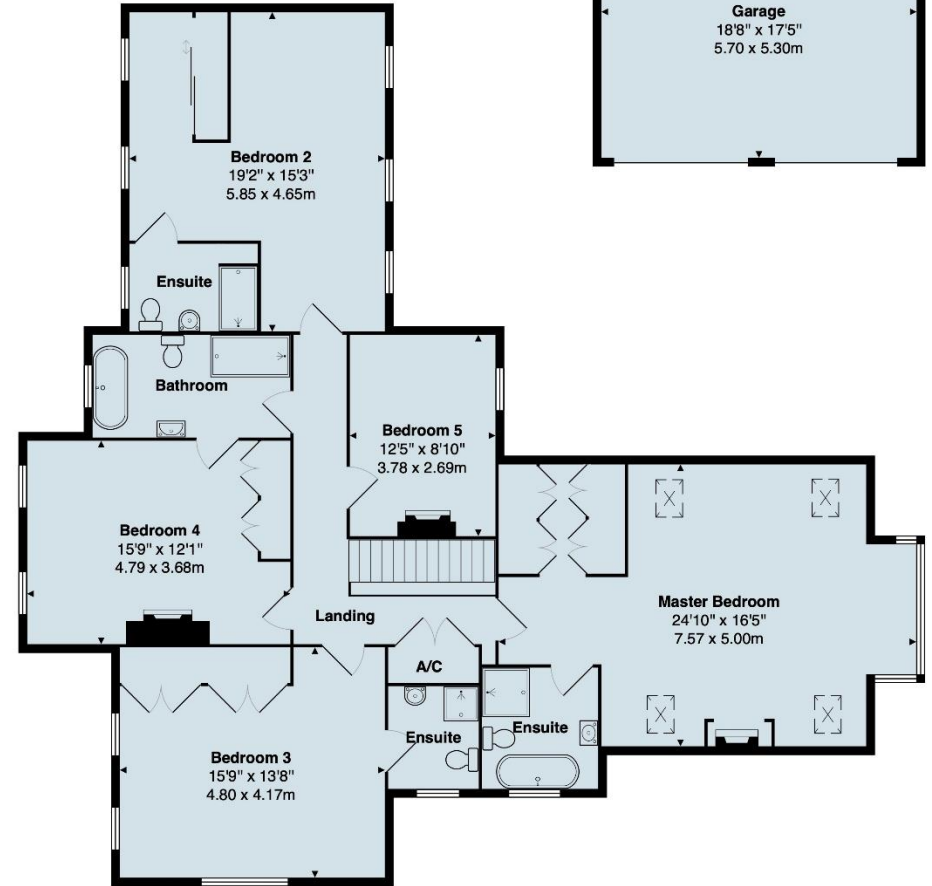
Accommodation Details – Ground Floor

Access via the front door into a light and airy reception hall with staircase rising to the first floor and doors leading off to cloakroom WC, a large walk in cloaks cupboard; spacious sitting room with double glazed sash windows to the front and side elevation and, fireplace with log burner fitted. A feature of this property is its open plan kitchen breakfast room/dining room, the kitchen has been fitted with a comprehensive range of Laura Ashley units, quartz preparation surfaces incorporating a Belfast sink, integrated appliances include two ovens an AEG dishwasher, a full height fridge and freezer alongside a matching chef island with quartz surfaces which incorporates a ceramic induction hob and breakfast bar. Boasting tiled flooring, inset ceiling lighting and bi folding doors to the rear garden. The dining room also having bi folding doors to the rear garden an attractive open fireplace, tiled flooring door leading off to a good size matching utility room/boot room with a range of units and door to rear access. Also off the kitchen is access to a dual aspect study with feature fireplace and boiler room off. Finally to complete the ground floor is an impressive double aspect family room/entertainment room with bi-folding doors to the rear garden, sky light windows, inset ceiling lighting and a feature drinks bar.





Ground Floor
Area: 1571 ft² ... 145.9 m²



1st Floor
Area: 1462 ft² ... 135.8 m²

Total Area: 3033 ft² ... 281.7 m² (excluding garage)
All measurements are approximate and for display purposes only



First Floor

Rising from the entrance hall the staircase leads onto the first floor landing with doors leading off to:- Master bedroom suite having a sash window to the front elevation, feature fireplace with wood burner, sky light windows providing further natural light, a dressing area with a range of fitted wardrobes, inset ceiling lighting and door into an en-suite bathroom/ shower room having roll top oval shaped bath with shower and mixer tap over, vanity wash hand basin with mirror and light above, separate tiled shower cubicle, low flush WC, complementary wall and floor tiling and inset ceiling lighting. There are four further excellent size bedrooms with both bedrooms two and three also having the benefit of en-suite facilities and bedroom three having access to the main Jack and Jill bathroom also comprising of a roll top bath with mixer and shower attachment over, low flush low WC, vanity wash hand basin with mirror and light above, complementary tiling and inset ceiling lighting.



Outside

Externally the property occupies a generous size plot having an excellent frontage with sweeping driveway leading to a double detached garage with power, light and storage above. There are delightful rear gardens having lawn area, raised paved patio, covered barbecue and seating area and mature flower beds.



Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930

Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax

Band – G

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Floorplan

Howkins & Harrison prepare these plans for reference only. They are not to scale.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Energy Rating - C



Howkins & Harrison

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