



Failte, 4 Hall Farm Close, Packington, Leicestershire, LE65 1GX

**HOWKINS &  
HARRISON**  
INCORPORATING ANDREW JOHNSON



Failte, 4 Hall Farm Close,  
Packington,  
Leicestershire, LE65 1GX

Asking Price: £695,000

A superb modern, character family home with flexible accommodation set within a small, unique development constructed by Lychgate Homes to an exceptional standard. The property arranged over three floors includes sitting room, study, utility and superb open plan living/dining kitchen with vaulted ceiling and glass gable, cellar storage and cinema/games room or gym alongside four bedrooms and three bathrooms. Externally there is a double car port, additional parking and a South facing rear landscaped garden. Located in the heart of this popular village, convenient for Ashby de la Zouch market town and commuting via the A42.

#### Features

- Offered with no upward chain
- Lychgate built, David Granger inspired
- Flexible. 2425 sqft accommodation
- Open plan/ living kitchen with vaulted glass gable
- Cinema, room or gym
- South facing garden
- Village centre location





## Location

Packington village is located approximately one mile due south of the thriving market town of Ashby de la Zouch, offering a range of local amenities and facilities, together with excellent road links via the A42 dual carriageway to East Midland conurbations beyond and the M1 motorway corridor. Packington village boasts a Church of England Primary School with 'Good' OFSTED rating, local village store, public house together with a recently rebuilt village hall located at the heart of the village. Packington is well served with footpaths to the recently formed Jubilee Woods and established woodland of the National Forest.



## Accommodation Details - Ground Floor

A traditional entrance door flanked by glass side screens leads into the generous hallway with stairs rising off to the first floor galleried landing. Off to the left with windows to the courtyard and rear elevations is the dual aspect sitting room with a feature log burner. On the opposite side is a separate study and access into a particular feature of this property, the magnificent open plan, living/dining kitchen complete with a part vaulted ceiling, incorporating gable of glass and twin sets of bi-fold doors opening onto the patio, ideal for bringing the outside in. The kitchen area boasts a stunning range of granite topped units with a chef island, integrated appliances and door into a matching utility room. Finally on the ground floor is a generous double bedroom with en-suite shower room and cloakroom WC.

## Lower Ground Floor

There is a stairway from the hallway leading down to the lower level which incorporates cellar storage, a separate WC and a superb multi-functional basement room designed to incorporate a home cinema/ games room or gym.

## First Floor

The staircase rises from the hallway to the first floor galleried landing, doors lead off to three double bedrooms, including a master bedroom with en-suite facilities benefiting from a full range of built-in his and hers 'Charnwood' wardrobe furniture. Finally there is a contemporary family bathroom.









## Outside

This private development is approached over a shared entrance and driveway leading to a block paved parking apron. Failte has ample parking with a large open double garage/car port. Gated access then leads to the rear garden, benefiting from a Southerly aspect, currently landscaped to include a generous patio also accessed from the living kitchen bi-fold doors, ideal for outdoor dining and entertainment and featuring a glass balcony overlooking the lawned garden with maturing shrubs and specimen trees.



A unique family home set over three floors, benefiting from South facing gardens and ample off road parking.







## Viewing Arrangements

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

## 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.

## Services

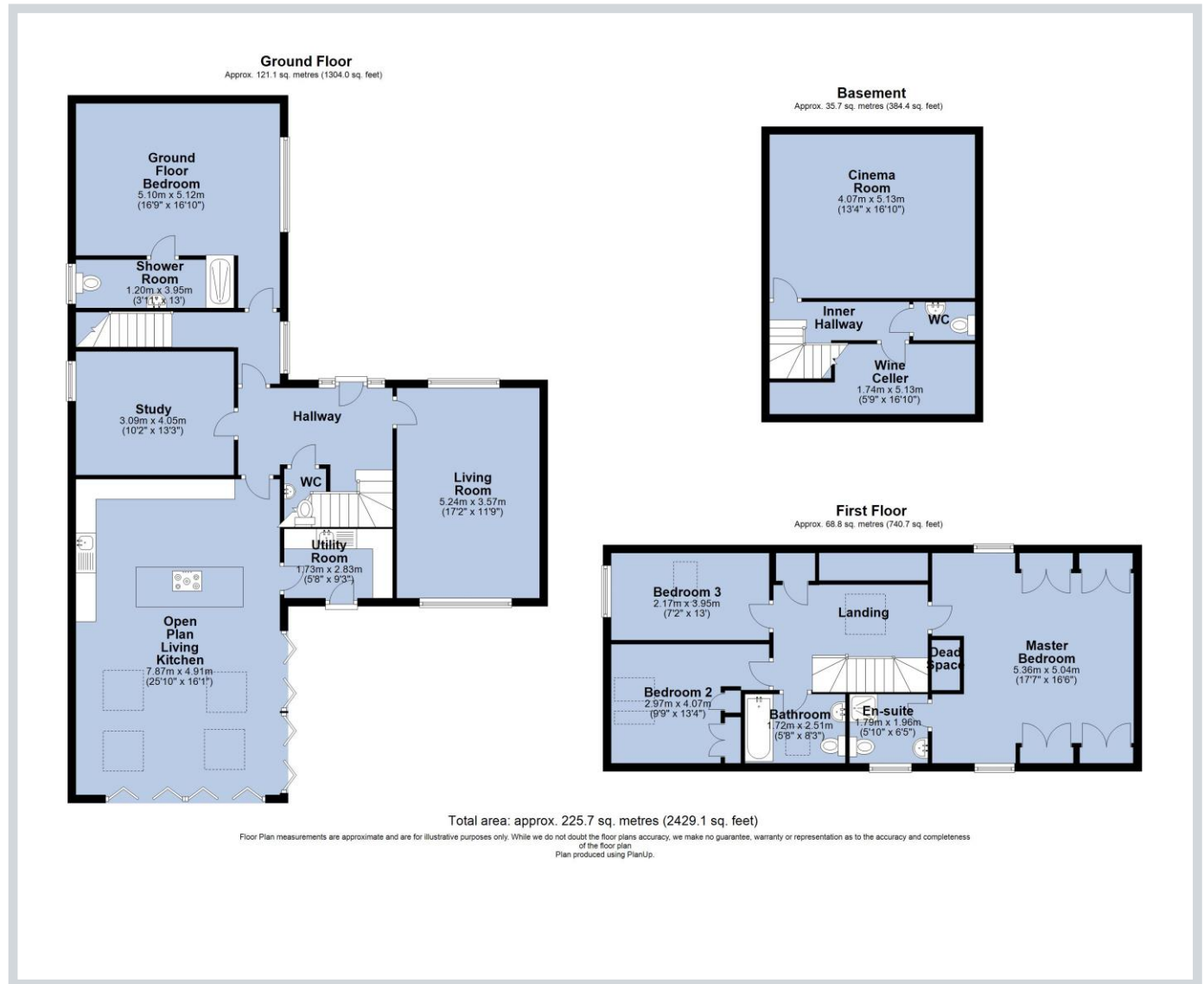
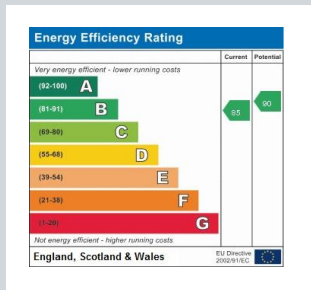
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

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

## Council Tax

Band - G



## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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