



24a Ashby Road, Packington, Leicestershire, LE65 1TD

Guide Price £315,000

Located on the outskirts of the sought after village of Packington, this four bedroom semi-detached property offers over 1200sqft versatile living accommodation making the perfect family home. Across the ground floor there is a generous lounge/dining room, fitted breakfast kitchen and separate snug/play room. To the first floor there are four bedrooms, the main bedroom having its own en-suite shower room and finally a bathroom. Externally there is off road parking to the front and a private, enclosed rear garden.

58 Market Street, Ashby de la Zouch, Leicestershire LE65 1AN

Telephone 01530 410930

Email ashbyproperty@howkinsandharrison.co.uk

Website howkinsandharrison.co.uk

Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX

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 Midlands 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

From the front elevation the property opens directly into an entrance porch which in turn leads to the first of two reception rooms. A sizeable open plan lounge/dining with staircase rising off to the first floor. To the rear is a well equipped breakfast kitchen with wall and base units, ample work preparation surfaces, appliance space, two windows to the rear elevation and door to the outside. Finally there is a separate room which works perfectly as a home office, play room or separate snug.

FIRST FLOOR

A single flight staircase rises from the living area and onto the first floor landing, doors lead off to all four bedrooms and the three piece modern family bathroom. Bedrooms one and two overlook the front elevation and offer far reaching countryside views, the principal bedroom also has built in wardrobes and access into its own en suite shower room. The third bedroom overlooks the rear elevation and is another good sized room whereas bedroom four would be an ideal study or walk in wardrobe.

OUTSIDE

Externally the property benefits from off road parking for a minimum of two vehicles to the front elevation, gated side access leads into the private, enclosed rear garden being mainly laid to lawn and incorporates a paved patio ideal for entertaining.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison Tel:01530-410930 Option 1

Local Authority

North West Leicestershire District Council - Tel:01530-454545

Council Tax

Band - C

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.

Floorplan

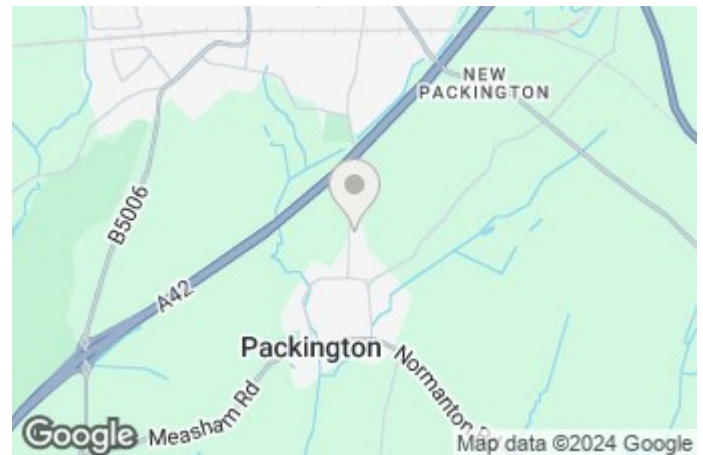
Howkins & Harrison prepare these plans for reference only. They are not to scale.

Additional Services

Do you have a house to sell? Howkins and Harrison offer a professional service to home owners throughout the Midlands region. Call us today for a Free Valuation and details of our services with no obligation whatsoever.

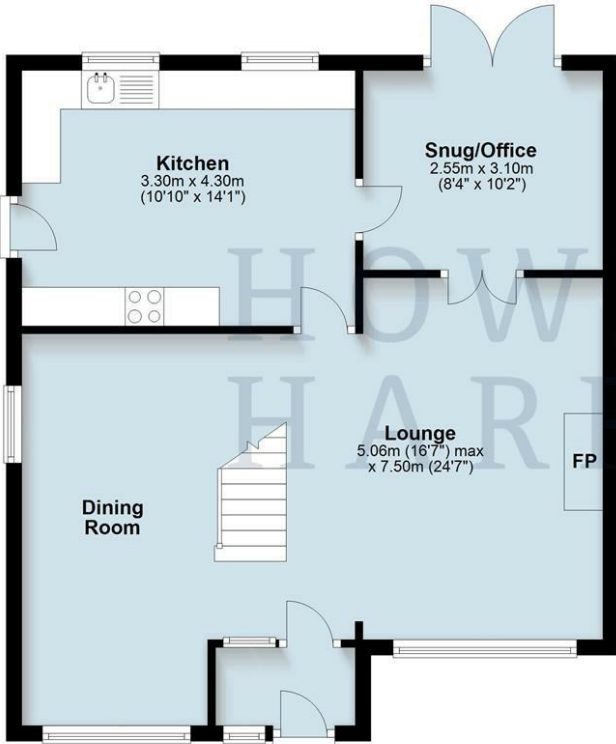
Important Information

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.



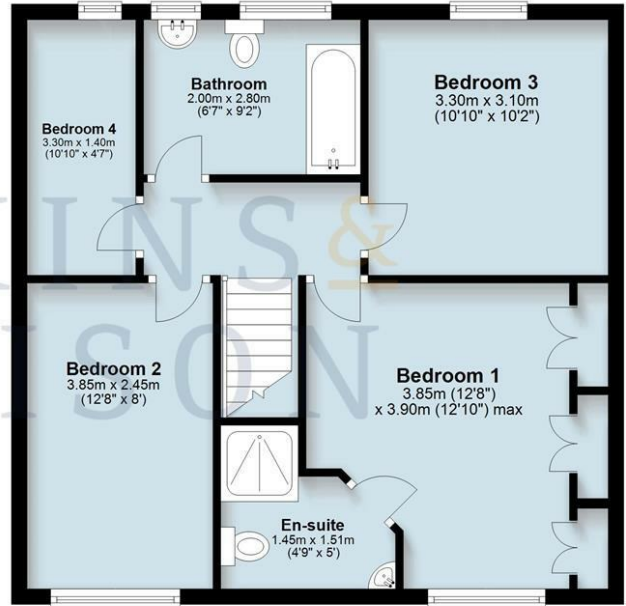
Ground Floor

Approx. 57.9 sq. metres (622.9 sq. feet)



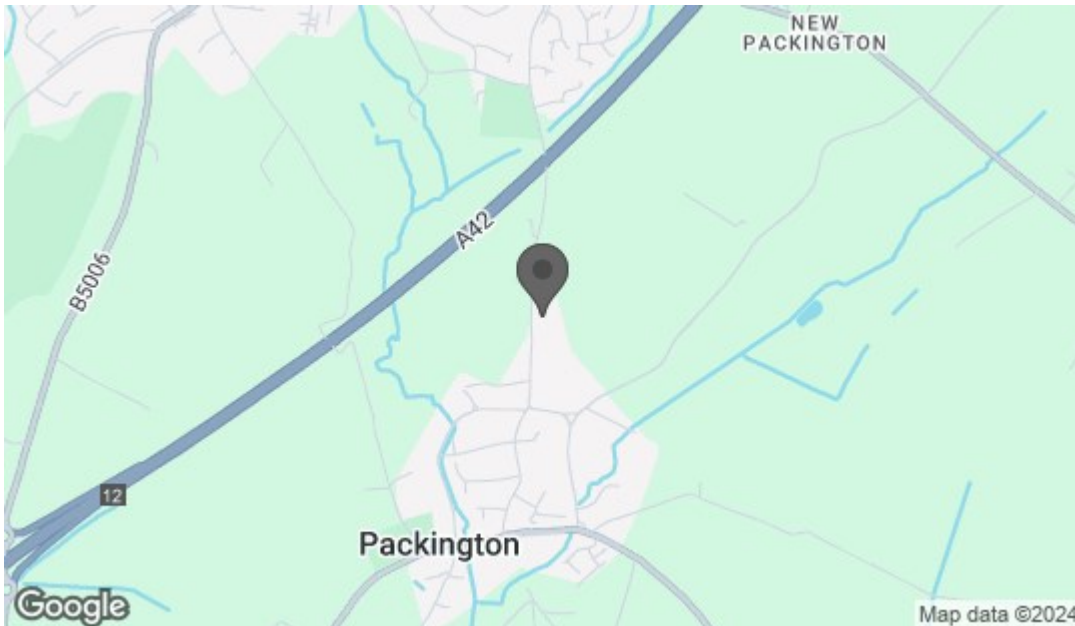
First Floor

Approx. 55.1 sq. metres (593.0 sq. feet)



Total area: approx. 113.0 sq. metres (1215.9 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Measurements of rooms, doors, windows and other items are approximate, no responsibility is taken for errors, omission or mis-statement. Item icons such as bathroom suites, sinks are representations only and may not look like the real items.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		70	
(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 (CO ₂) 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			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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