



St Brannocks, 15 Upper Packington Road, Ashby de la Zouch, LE65  
15D

HOWKINS &  
HARRISON



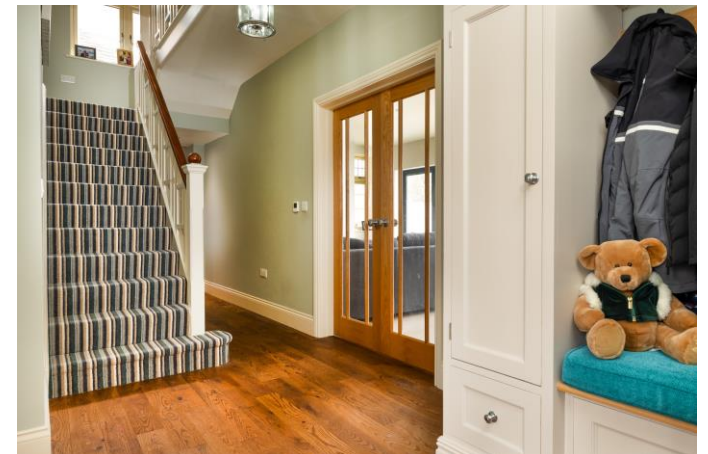
St Brannocks,  
15 Upper Packington Road,  
Ashby de la Zouch, LE65 1ED

Asking Price: £695,000

Occupying a generous plot and offering over 2,200 sqft of living accommodation, this four bedroom family home can be found within a prime residential street in the popular market town of Ashby de la Zouch

Having been thoughtfully and comprehensively re-furbished by the current owner, the property in brief comprises, 28ft entrance hall with cloakroom WC, an impressive open plan 32ft kitchen/dining/snug with bifold doors to the rear garden and a utility room off. Dual aspect formal lounge and a home office/study to the front elevation. To the first floor the principal bedroom has an en suite shower room, three further bedrooms and a modern family bathroom.

Externally St Brannocks, boasts ample off road parking as well as an integral double garage and large, landscaped 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.



## Accommodation Details - Ground Floor

From the front elevation a canopied entrance porch leads directly into the main entrance hallway, generous in size with ample storage in the form of two cloak cupboards, door into cloakroom WC and staircase rising to the first floor. There are double doors opening into a particular feature of this home a dual aspect 32ft open plan living/dining/kitchen offering the perfect space for modern family living with a seated bay window with storage beneath, fitted log burner and bi-folding doors with integral blinds that open out into the rear garden and door into a useful utility room. Overlooking the front of the property is a spacious reception lounge again with fitted log burner and adjoining home office/study.

## First Floor

A single flight staircase rises from the hallway to a quarter landing and spacious first floor landing, doors lead to the left and right allowing access into all four bedrooms and the family bathroom. Overlooking the rear elevations are bedrooms one and three with bedroom one having the additional benefit of its own five piece shower room en suite and extensive built in wardrobes.. To the front is a generous second bedroom accompanied by a more versatile fourth room that would make an ideal study, walk in wardrobe or single bedroom. To complete, a four piece family bathroom with luxury free standing bath with shower attachment over services three of the four bedrooms.

## Additional Information











## Outside

Externally the property benefits from ample off road parking in the form of a large block paved in and out driveway to the front elevation. Additionally there is an integral double garage that allows for further parking or useful storage as the loft is boarded and there are double doors opening onto the garden and an internal door to the hallway. To the rear bi-folding doors leads from the kitchen and out into the sizable, landscaped gardens and a large patio that creates the ideal space for modern family living and entertaining.

We are advised that planning permission has been granted for a single storey extension to the rear ( please enquire for further details).

## Tenure & Possession

The property is freehold with vacant possession being given on completion

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details

## Features

- Prime residential location
- Large semi-detached family home
- Considerably improved and renovated in recent years
- Over 2220 sqft of versatile accommodation
- Generous 32ft open plan living/dining/kitchen
- Four bedrooms and modern bathroom
- The principal bedroom has its own en-suite shower room
- Ample off street parking, in and out driveway
- Integral double garage
- Substantial plot with private rear garden







## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

## 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. We are advised that mains water, drainage, gas and electricity are connected. The central heating is gas fired with partial underfloor heating. Virgin media currently supply the Broadband.

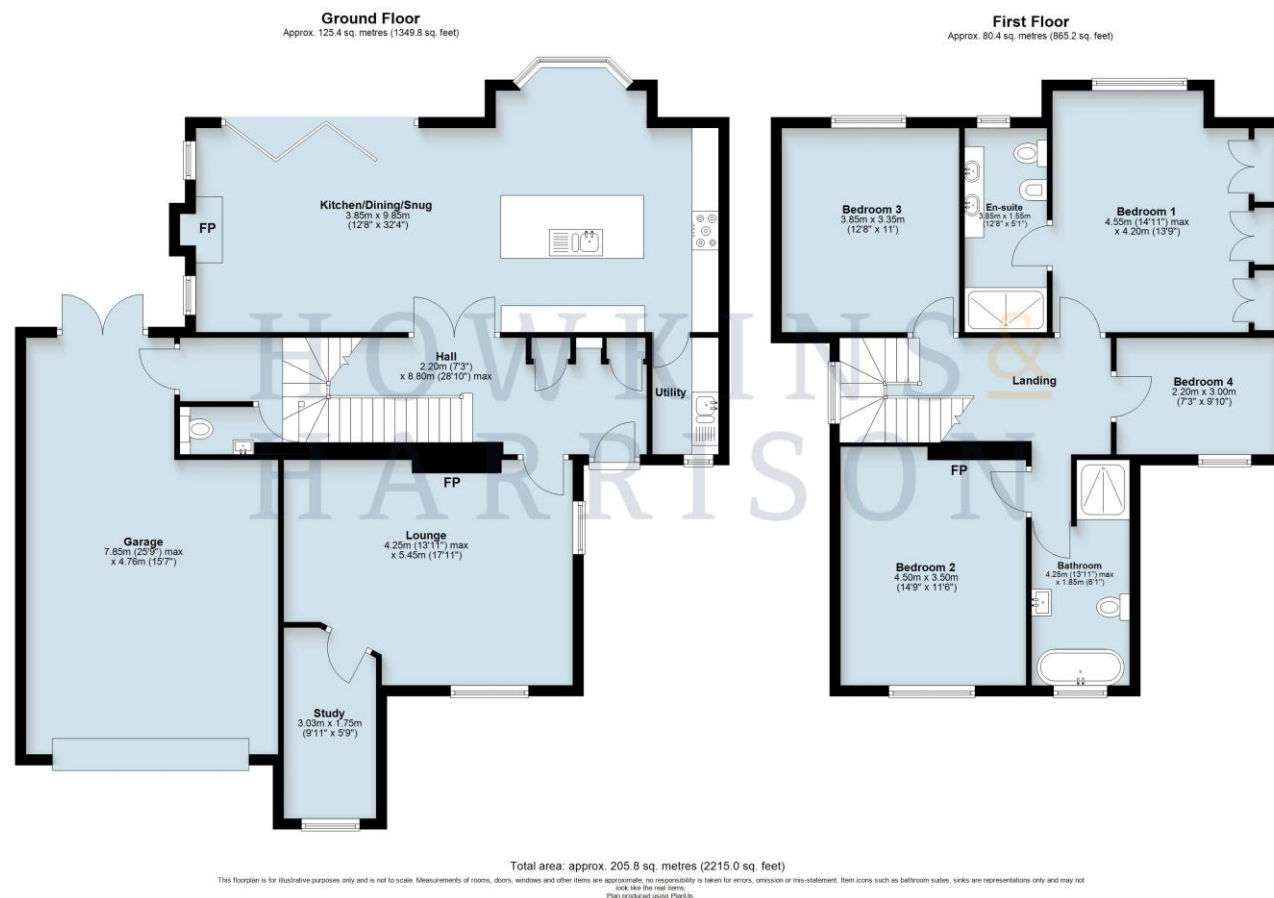
## Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530454545)

## Council Tax – Band E

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AWAITING EPC



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.

## Howkins & Harrison

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