



1 Nethercroft Drive, Packington, Leicestershire, LE65 1WT

HOWKINS &
HARRISON

1 Nethercroft Drive,
Packington,
Leicestershire, LE65 1WT

Guide Price: £350,000

Situated within a quiet cul de sac in the popular village of Packington, this three bedroom link-detached home is offered to market ready to move into and with no upward chain. With accommodation arranged over two floors, the accommodation briefly comprises:- an open plan living/dining room, fitted kitchen, three good sized bedrooms and a three piece family bathroom.

Externally the property benefits from off road parking to the front, whilst to the rear you will find a private, enclosed garden.

Features

- Ideal investment or first time buyer property
- Offered to market with no upward chain
- Open plan living/dining room
- Two good sized double bedrooms
- Versatile single bedroom
- Sought after village location
- Ideally situated for commuters
- Viewing highly recommended



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, café, 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 leads directly into the main entrance hallway where you will find a staircase that rises to the first floor and secondary door that gives access into the ground floor living accommodation. Stretching the entire length of the property and ideal for entertaining is a large open plan living/dining room with pleasant views over the garden to the rear.



First Floor

A single flight staircase rises from the entrance hallway up to the first floor landing where you will find all three bedrooms and the family bathroom. Bedrooms one and two are good sized double bedrooms whereas bedroom three is a versatile single bedroom that would also lend itself as a home office or nursery. A three piece bathroom suite services all three bedrooms.

Outside

Outside, the property benefits from off road parking to the front in the form of a concrete driveway leading to a single garage which allows for one further parking space or use as a storage area. Gated access to the side leads round to an enclosed, landscaped rear garden.

Agents Note

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

Tenure & Possession

The property is freehold with vacant possession being given on completion

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 to the property. The central heating is gas fired. Broadband is not currently connected to the property.

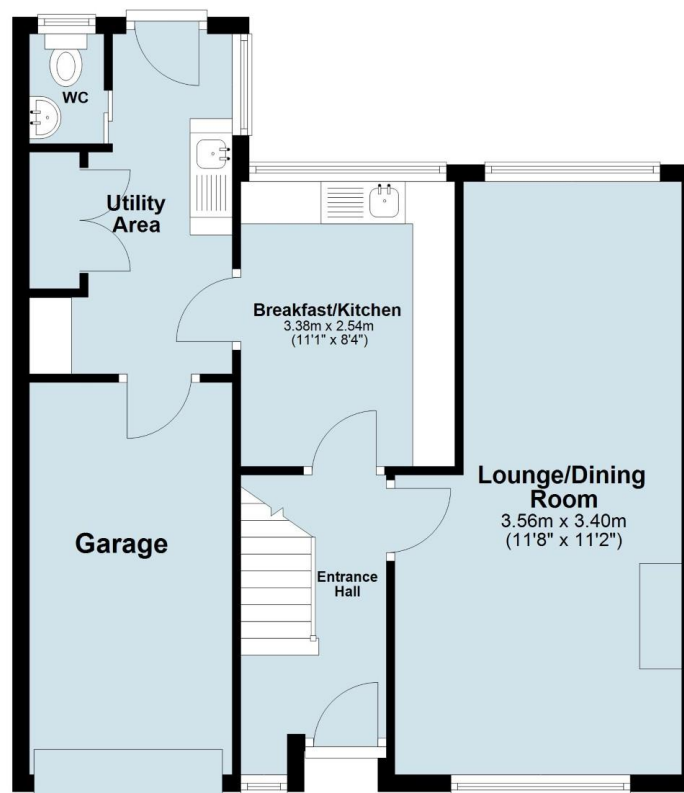
Local Authority

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

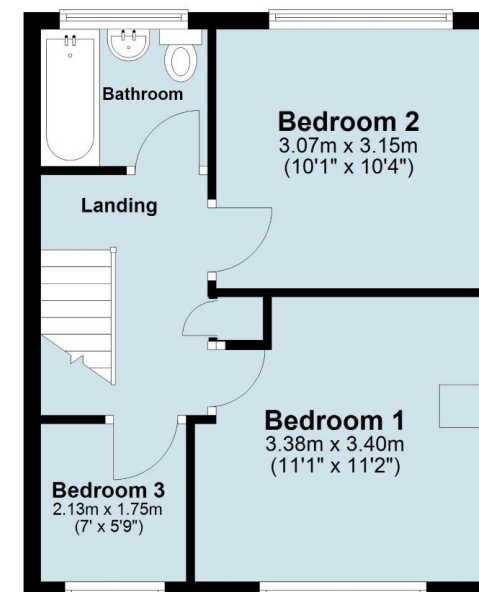
Council Tax Band – Band - D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

Ground Floor



First Floor



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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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