



Springhill, Main Street, Normanton Le Heath, Leicestershire, LE67 2TB

HOWKINS &
HARRISON

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Normanton Le Heath,
Leicestershire, LE67 2TB

Guide Price: £575,000

Situated within a desirable quiet village location is this versatile five bedroom detached home with far reaching countryside views.

Offering over 1,600 sqft of living accommodation arranged over two floors in brief comprising:- generous entrance hallway, sitting room, garden room, 22ft open plan kitchen/diner with boot room, cloakroom WC and rear entrance lobby off. Elsewhere on the ground floor are three bedrooms offering the opportunity to act as further reception rooms alongside a shower room and ample storage areas. To the first floor you will find a large landing space opening into bedrooms one to the rear with its own WC and bedroom five on the front elevation.

Externally there is an abundance of off road parking and a large rear garden featuring a number of outbuildings.

Viewing is a must to be truly appreciate what is on offer here.



Location

Normanton le Heath is a village and civil parish situated between the parishes of Packington, Ravenstone and Heather in North West Leicestershire. Located approximately one/two miles 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.

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 East Midland Airport at Castle Donington.

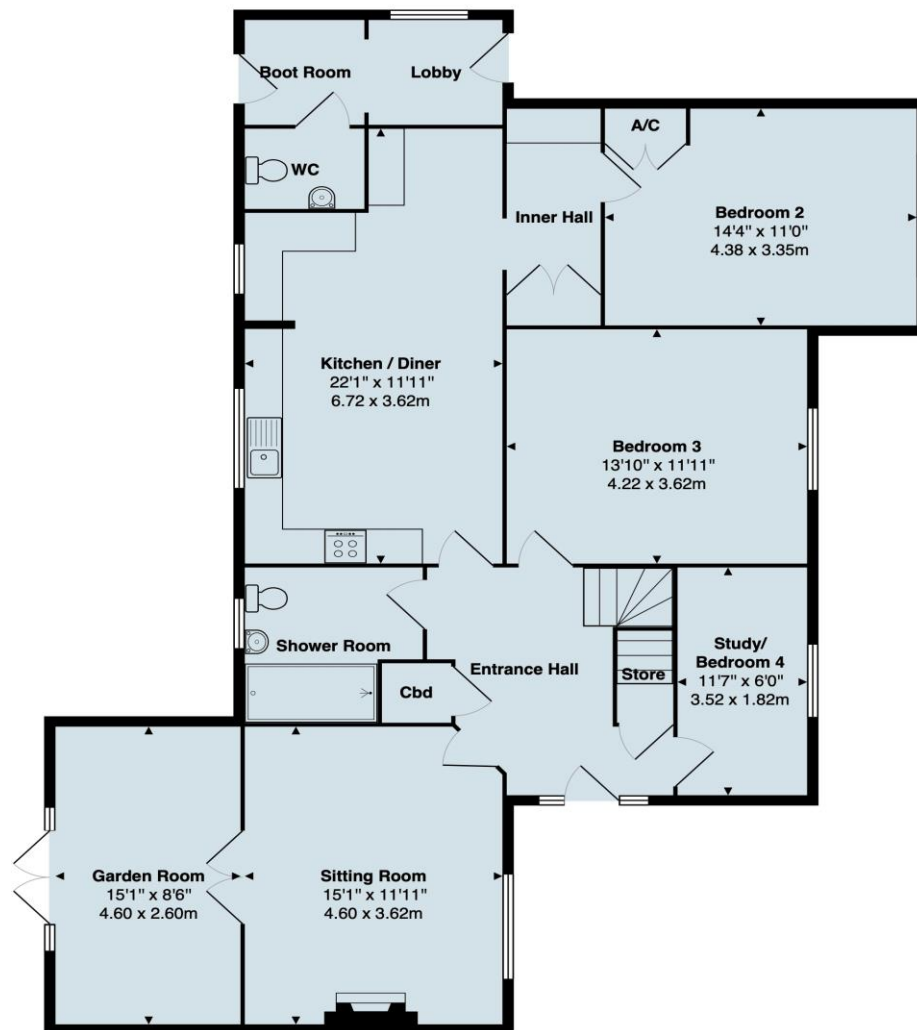


Accommodation Details - Ground Floor

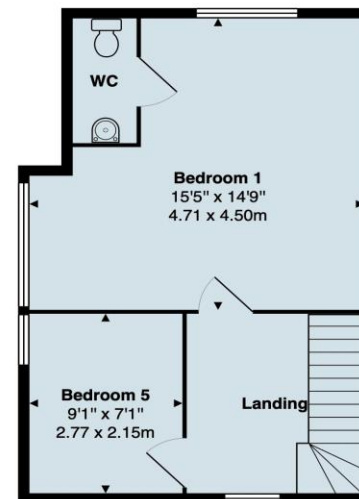
Accessed through a welcoming entrance, a hallway with two storage areas and doors leading off, granting access to the entirety of the ground floor living accommodation. To the left and right are five generously sized reception rooms, three of which offer the versatility to be used as bedrooms, perfectly accommodating a busy family lifestyle. Towards the rear of the property is a bright and spacious dining/kitchen, an ideal hub for entertaining and daily life. A modern shower room completes the ground floor alongside a rear lobby/boot room and WC.

First Floor

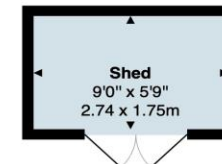
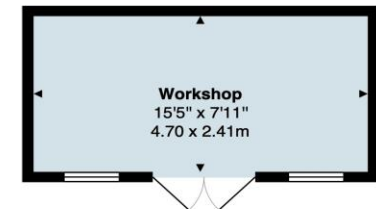
A staircase from the ground floor hallway rises to the large first-floor landing, which provides access to the upper level accommodation. Here you will find two additional bedrooms, the principal being a particularly generous in size and has conveniently located WC.



Ground Floor
Area: 1281 ft² ... 119.0 m²



1st Floor
Area: 356 ft² ... 33.1 m²



Total Area: 1637 ft² ... 152.0 m² (excluding shed, workshop)
All measurements are approximate and for display purposes only



Outside

The property also boasts a generous west-facing garden, providing the ideal setting for afternoon and evening sun. A central lawn offers a beautiful, open space, bordered by multiple paved patios perfect for outdoor dining or entertaining. The garden is further enhanced by a selection of outbuildings and a detached workshop offering ample storage or the potential for a work from home/hobby room. This outdoor space provides a wonderful extension of the home, offering both practicality and a peaceful, sunny retreat with open countryside views.

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

- Spacious and versatile detached family home
- Quiet and accessible village location
- Open plan dining/kitchen, boot room and WC
- Two/three reception rooms
- Three ground floor bedrooms and shower room
- Two first floor bedrooms
- External workshop and shed
- Large, West facing rear gardens
- Ample off street parking
- Viewing highly recommended





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 the property benefits from main water, drainage and electricity which are connected to the property. The central heating is oil fired and broadband is connected to the property.

Local Authority

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

Council Tax

Band - D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	70 C
39-54	E		
21-38	F		
1-20	G		



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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