



16, Nethercroft Drive, Packington, Ashby-De-La-Zouch, LE65 1WT

HOWKINS &
HARRISON

16, Nethercroft Drive,
Packington,
Ashby-De-La-Zouch, LE65 1WT

Guide Price: £375,000

A spacious and versatile detached family home offering 1900 sqft of accommodation including garage and outbuilding, quietly positioned within the sought-after village of Packington.

The property is offered with no upward chain and features generous living spaces with bi-fold doors opening onto a private rear garden. Well maintained and ready to move into, this superb home is ideal for families seeking a peaceful yet well-connected village setting. Briefly comprising: Hallway, 22ft sitting room, separate dining room, fitted kitchen, utility room/WC and study. To the first floor are three well-proportioned bedrooms including a spacious master with en-suite, plus a family bathroom.

Outside, there is a driveway providing ample parking, attached garage and an established rear garden with lawn, patio, and outbuilding.



Location

Packington is a sought-after village on the edge of Ashby-de-la-Zouch, set within the National Forest and well placed for A42/M42 links to Leicester, Derby, Nottingham and Birmingham. The village offers a friendly community feel with a Church of England primary school, the Grade II* listed Holy Rood church, a popular country pub (The Bull & Lion) and an active memorial hall hosting local events. Day-to-day shopping, cafés and wider amenities are on hand in nearby Ashby, while rail services are available from Burton-on-Trent, Loughborough and Tamworth.

Travel Distances

Ashby-de-la-Zouch – 2 miles

Tamworth – 13 miles

Leicester – 22 miles

East Midlands Airport – 14 miles

Birmingham Airport – 26 miles

Burton-on-Trent Railway Station – 9 miles

Tamworth Railway Station – 13 miles

Loughborough Railway Station – 17 miles



Accommodation Details – Ground Floor

The front door opens into a welcoming entrance hallway with stairs rising to the first floor and access to the principal rooms. To the right, the sitting room spans the depth of the house, featuring bi-fold doors opening onto the rear patio and garden, allowing plenty of natural light to flood the space. Double doors lead through to a generous dining room, also enjoying garden views and direct access outside.

The kitchen is fitted with an excellent range of oak-fronted cabinets, granite worktops and space for appliances, with French doors opening to the patio. Off the kitchen lies a useful utility room with access to a ground floor WC. A separate study provides the perfect space for home working.

First Floor

On the first floor, the landing leads to three well-proportioned bedrooms. The master bedroom benefits from fitted storage and a stylish en-suite shower room. Bedroom two is a good-sized double overlooking the rear garden, while bedroom three is ideal as a single room or nursery. A modern family bathroom with white suite and feature tiling completes the layout.

Outside

Outside, the property is approached via a gravelled driveway providing ample off-road parking and access to the attached garage. The rear garden is a particular highlight, beautifully enclosed with a paved seating terrace, shaped lawn, mature planted borders, and a useful timber outbuilding.



Features

- Spacious detached family home
- Sought-after Packington village setting
- Approx. 1,900 sqft including garage
- Three bedrooms, two bathrooms
- Large sitting room with bi-fold doors
- Separate dining room and fitted kitchen
- Ground floor study and utility room/WC
- Driveway parking and attached garage
- Private garden with patio and lawn
- Vacant possession, no upward chain



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.

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 mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is available.

Local Authority

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

Council Tax Band – Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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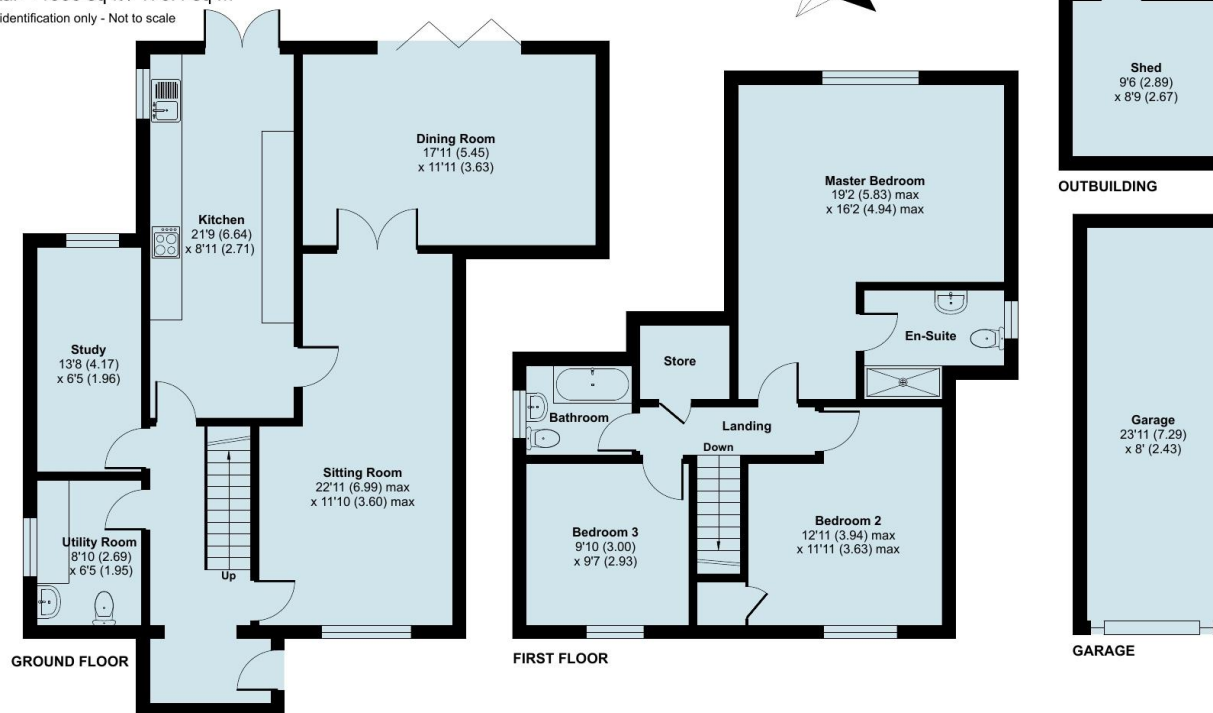
Approximate Area = 1626 sq ft / 151 sq m

Garage = 191 sq ft / 17.7 sq m

Outbuilding = 83 sq ft / 7.7 sq m

Total = 1900 sq ft / 176.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1370985

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