



15 Spring Lane, Packington, Leicestershire, LE65 1WU

HOWKINS &
HARRISON

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Packington,
Leicestershire, LE65 1WU

Guide Price: £575,000

Set within the heart of Packington village, occupying a generous sized plot, this four bedroom detached family home boasts the opportunity to live in a sought after village location in Leicestershire. Boasting over 1800 sqft of living accommodation in brief comprising: Ample space on the ground floor, with a dining/living area featuring a vaulted garden room which overlooks the rear gardens, together with a further sitting room/library, study, hobby/playroom, Kitchen, separate utility room and WC.

On the first floor, four double bedrooms including master newly fitted en-suite with vaulted ceiling and a family bathroom/WC. Outside there is ample off road parking and mature gardens.



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, public house and a new dog friendly cafe, 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

Approached below an open canopy with traditional timber entrance door, the entrance hall leads directly into the 17ft long sitting room/library and a 9ft hobby room opening onto the back garden, the focal point of which is the wood burner. Linking the original house with the modern extension is a kitchen with NEFF oven and composite worktops set in a horseshoe configuration. To the rear overlooking the private gardens is the 26ft living/dining/garden room which enjoys a part-vaulted timber clad ceiling with low level windows and door onto the rear patio and rear gardens. To the front elevation, there is a generous study/playroom with floor length windows, a separate utility room and ground floor WC.

First Floor

Heading up the single staircase gives direct access to all of the first floor accommodation including a generous master bedroom with vaulted ceiling, enjoying a dual aspect with windows to both front and rear elevations including stunning views, and newly fitted en-suite shower room. Elsewhere on the first floor, there are three further double bedrooms, all bedrooms have built-in wardrobes and a family bathroom as well as a useful large linen cupboard.





Outside

To the front of the property you will find a paved area for several vehicles with mature hedge bordered front gardens. Gated access is available to the side elevation which then in turns leads to the rear gardens. The rear gardens are of a particular feature of the property being of generous proportion, currently landscaped to provide a generous patio and planters with specimen trees and shrubs which leads on to the rear lawns with maturing trees and hard-standing for garden sheds and similar. There is also some removeable kennelling for dogs in the garden.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Features

- Sought after village location
- Four double bedrooms
- Detached family home
- Kitchen/breakfast room
- 26ft Living/dining area with part vaulted garden room
- Family bathroom, en-suite and downstairs WC
- 17ft Library, hobby/playroom & study
- Separate utility room
- Large sized rear gardens
- Ample off street parking and front lawned area





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel: 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

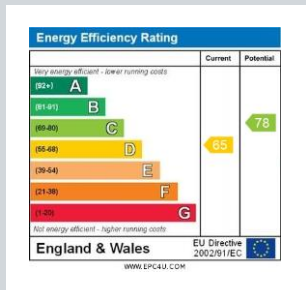
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North West Leicestershire District Council - Tel: 01530-454545

Council Tax

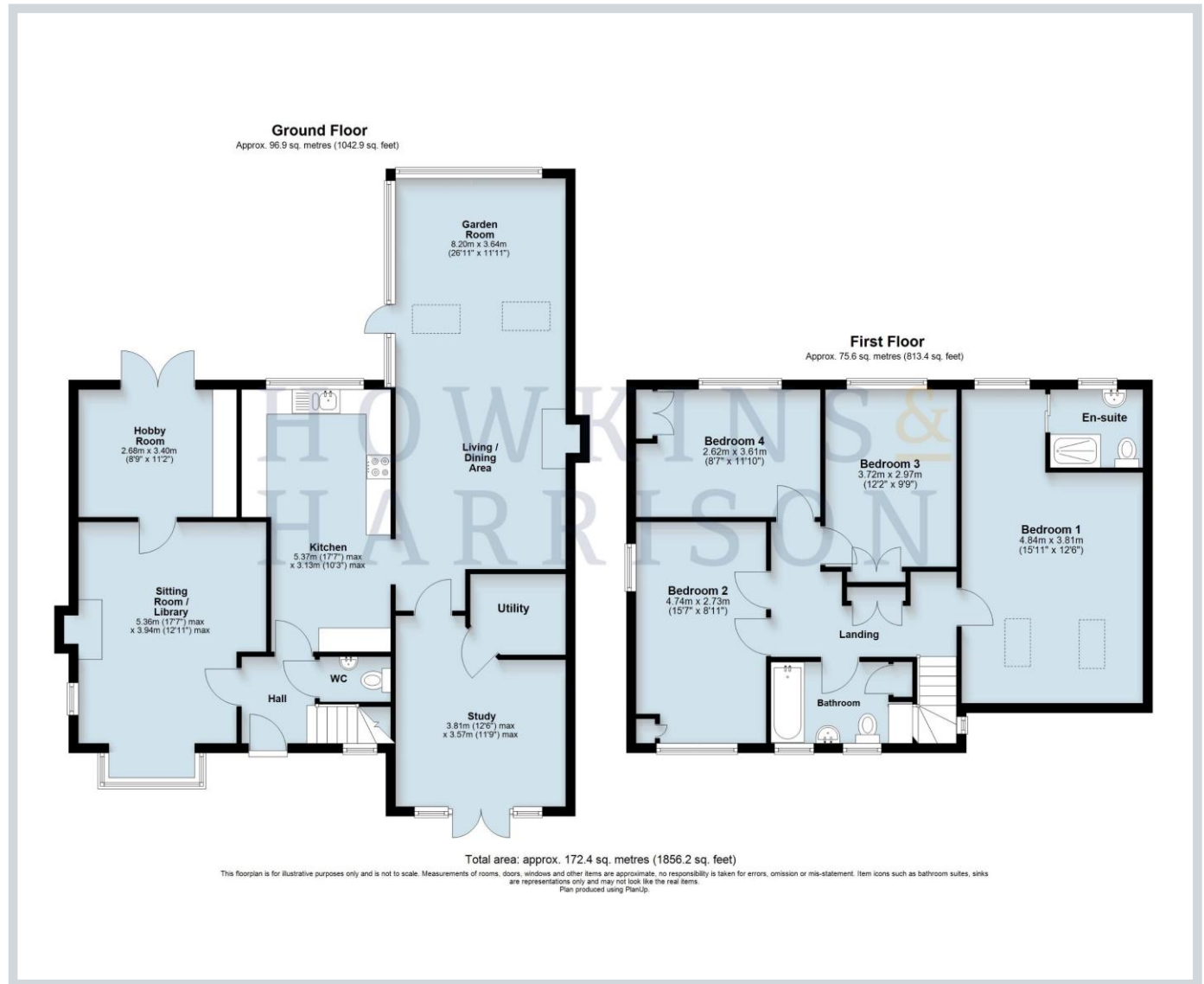
Band - E



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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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