



Upper Packington Road, Ashby-De-La-Zouch



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£640,000

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Key Features

- Executive Five Bedroom Detached Family Home
- Sought-After Location Within the Market Town
- Four Reception Rooms
- Over 3,000 sqft of Accommodation
- Five Double Bedrooms + Two En-Suites
- Modern Open Plan Living Kitchen
- EPC rating C





Welcome to this substantial five bedroom detached family home, located in the highly desirable area of Ashby-de-la-Zouch. Situated on a generous corner plot, this property offers over 3,000 sqft of living accommodation surrounded by beautifully landscaped grounds.

The generous corner plot with its landscaped grounds surrounding the property, providing a high degree of privacy in an elevated position. Natural light floods the four reception rooms, offering versatile accommodation for all your needs. With Willesley Primary School Catchment and close proximity to Ashby Secondary School, this home is perfect for families. Plus, you can enjoy a short picturesque stroll into the town.

As you step inside, you'll be greeted by modern decoration and open plan living, perfect for both family living and entertaining.

The modern open plan kitchen is a true highlight. The sizeable entrance hallway leads to a cloakroom/WC and the generous lounge which overlooks the front garden, while a further separate dining room is located to the rear overlooking the rear garden. A further dining area is located just off the kitchen and would also work really well as a playroom/games area. The modern open plan living kitchen area is fitted with a range of glossy units and contrasting worktops, complete with a central island perfect for entertaining. A range of integrated kitchen appliances completes the space with a further utility room offering a range of modern units and ample space for further appliances. The family room or generous study area leads out to the rear garden, completing the perfect flow of this home.

Upstairs, you'll find five double bedrooms, two of which have en-suite bathrooms. Bedroom three boasts a walk-in wardrobe and dressing area, perfect for those with a love for fashion. The well-laid out bedrooms are complemented by ample landing space and a luxurious four-piece family bathroom featuring a walk-in double

shower, jacuzzi bath, pedestal wash basin, and dual-flush toilet.

Outside, you'll find a raised lawn area with various mature shrubs, as well as part walled and fenced boundaries. The generous corner plot provides ample paved patio space for outdoor entertaining. The landscaped front garden adds to the curb appeal of this home, and there is plenty of off-road parking available, as well as a single integral garage.

The location of this property is fantastic, with nearby parks such as the Bath Grounds that host various town events and Western Park.

Don't miss out on the opportunity to view this wonderful home. Get in touch with our Ashby team today to secure your private viewing.

Ashby De La Zouch is ideally situated for all that this popular town has to offer. The house is within easy reach of a range of local amenities, including supermarkets, shops, leisure centre which offers both swimming lessons and gym facilities. For those seeking outdoor pursuits, there are many parks and green spaces in the area as well as the nearby National Forest, walks and trails. The property also benefits from excellent transport links with easy access to the M1 motorway and mainline train stations including East Midlands Parkway, making it ideal for commuters. The area is also home to some fantastic attractions such as Ashby Castle, Staunton Harold Hall and Calke Abbey. There are plenty of outdoor activities to enjoy including - golf courses, walking trails, cycling routes and fishing lakes. Why not take advantage of the local pubs and restaurants in the area; you can find everything from traditional British cuisine to international flavours here! Ashby De La Zouch is also home to several schools; from nurseries to sixth form colleges, there's something for everyone!





ACCOMMODATION

ENTRANCE HALLWAY

CLOAKROOM/W.C.

LIVING ROOM 7.29m x 3.96m Max narrowing to 3.07m

OPEN PLAN KITCHEN AREA 7.01m x 2.13m

KITCHEN SEATING AREA 2.44m x 3.96m

DINING AREA 4.27m x 2.18m

SEPARATE DINING ROOM 3.66m x 3.05m

UTILITY ROOM 2.16m x 2.13m

FAMILY ROOM/STUDY 4.57m x 3.38m

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 7.01m Max x 3.61m Max

EN-SUITE SHOWER ROOM 0.00m x 0.00m (0'0" x 0'0")

BEDROOM TWO 4.27m x 3.05m

EN-SUITE BATHROOM 0.00m x 0.00m (0'0" x 0'0")

BEDROOM THREE 3.66m x 3.05m

DRESSING AREA 1.83m x 1.22m

BEDROOM FOUR 3.96m x 2.44m Min plus storage

BEDROOM FIVE 3.96m x 2.16m

FOUR PIECE FAMILY BATHROOM

GARAGE 4.57m x 3.66m

HOW TO GET THERE:

Postcode for sat navs: LE65 1EF

COUNCIL TAX BAND:

The property is believed to be in council tax band: G

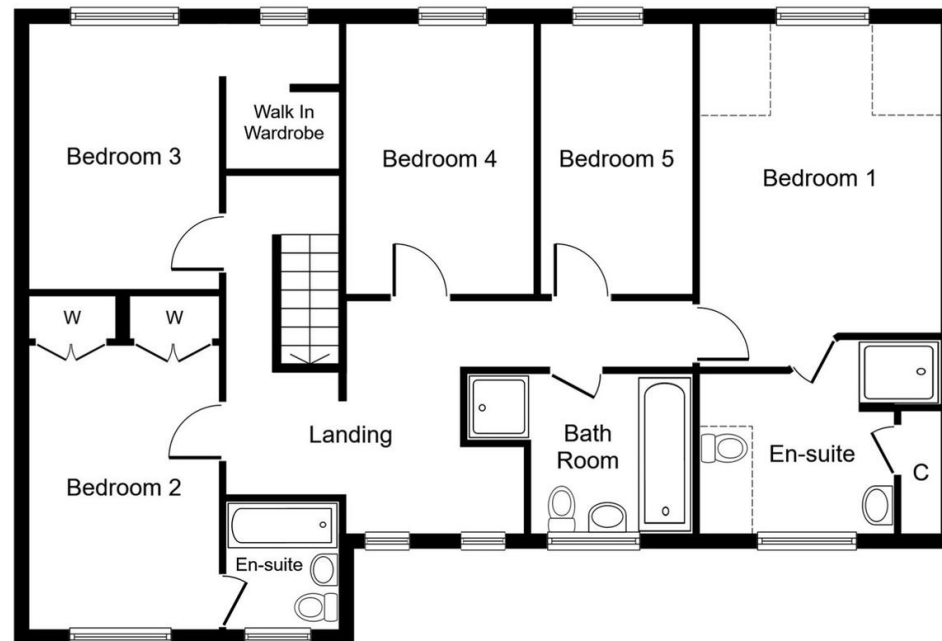
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Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

