



Normanton Road, Packington



3



1



3

Freehold

£499,950



## Key Features

- Extended Three Bedroom Detached
- Sought-After Location
- Offering Huge Potential
- 25ft Extended Lounge + Separate Dining Room
- Three Bedrooms
- Quiet Village Location
- EPC rating E





A rare opportunity to secure a freehold property in the sought-after location of Packington Village. This extended three bedroom detached home offers a wealth of opportunity for those looking to create their dream home.

Perfectly positioned in a quiet village, within a short distance of Ashby De La Zouch market town, this property boasts spacious living accommodation. The single garage, along with a further detached single garage/workshop, provides ample space for all your storage needs.

The three bedrooms offer comfortable living space, while the three-piece bathroom is perfect for relaxation. The landing area features a beautiful feature window overlooking the garden, and storage housing the renewed boiler and water cylinder.

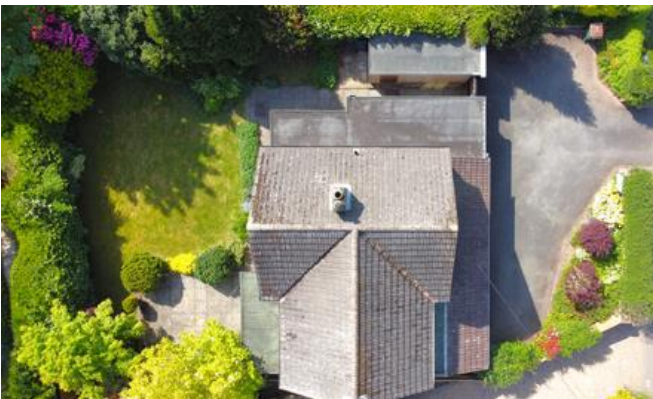


The heart of the home is the 25ft lounge, with dual aspect and French doors leading into the south easterly facing sun room. The extended dining room, located to the front of the property, offers vast versatile accommodation. The fitted kitchen overlooks the landscaped garden and is equipped with integrated appliances. There is also a separate outbuilding utility area with further space and plumbing for additional appliances. The generous entrance hall and two-piece cloakroom/W.C complete the ground floor.

Outside, the property sits on a wide plot with ample parking for several vehicles. The walled frontage is adorned with various mature shrubs. The well-established south easterly facing mature garden features a raised patio area, perfect for outdoor entertaining. There is a single attached garage, as well as an additional detached separate garage/workshop.

The location of this property offers many amenities, including Packington C Of E Primary School, the Bull & Lion public house, a village hall, village shop and a cafe.

Don't miss out on this fantastic opportunity! Get in touch with our Ashby team today to secure your private viewing.



## ACCOMMODATION

### ENTRANCE HALLWAY

LOUNGE  
7.62 x 3.35

CONSERVATORY  
3.35 x 1.82

SNUG  
5.48 x 2.74

KITCHEN  
3.96 x 3.00

### CLOAKROOM/W.C.

### FIRST FLOOR ACCOMMODATION

BEDROOM ONE  
4.87 x 3.65

BEDROOM TWO  
2.43 x 1.82

BEDROOM THREE  
3.35 x 1.82

FAMILY BATHROOM  
2.43 x 1.52

### GARAGE

### DETACHED GARAGE/WORKSHOP

### COUNCIL TAX BAND:-

The property is believed to be in council tax band: 'F'

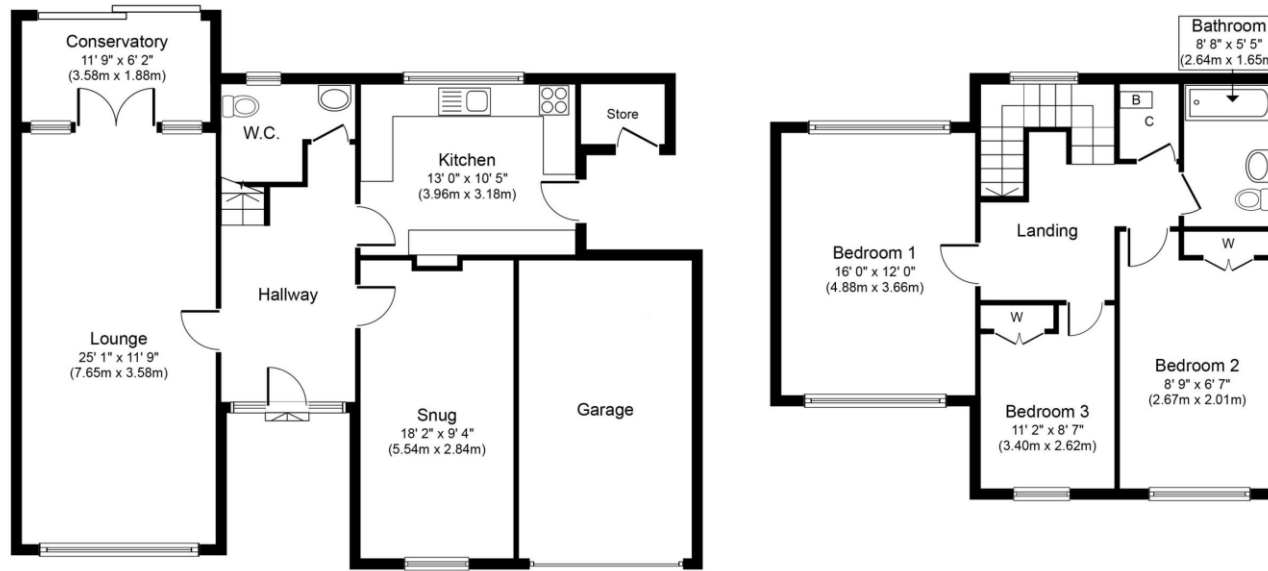
### HOW TO GET THERE:-

Postcode for sat navs: LE65 1WR

### PLEASE NOTE:-

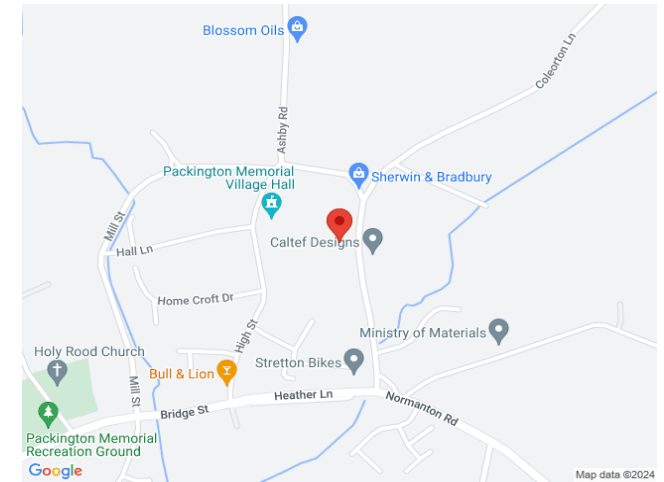
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

# Floorplan



**Ground Floor**  
 Approximate Floor Area  
 1,076 sq. ft.  
 (99.9 sq. m.)

**First Floor**  
 Approximate Floor Area  
 634 sq. ft.  
 (58.9 sq. m.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	49	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Newton Fallowell Ashby-de-la-Zouch and Melbourne

01530 414666  
 ashby@newtonfallowell.co.uk