



Brook Close, Packington



Freehold

£450,000



#### Key Features

- Extended Four Bedroom Detached Family Home
- Quiet Cul De Sac | Sought-After Village Location
- Lounge + Separate Dining Room
- Study/Family Room + Cloakroom/W.C.
- Breakfast Kitchen + Traditional Pantry
- Four Double Bedrooms + Storage
- EPC rating U





Discover the potential at Brook Close, Packington, a charming extended four-bedroom detached home nestled in a peaceful cul-de-sac. This property offers a abundance of space measuring nearly 1,500 sqft of living space, awaiting your personal touch to modernize and transform it into your dream family haven.

Upon entering, you'll find a welcoming hallway leading to a cozy lounge with dual-aspect windows and a traditional open grates fireplace. The adjacent dining room, with French doors opening onto a private garden, provides the perfect setting for family gatherings. To the front a study overlooking the front garden, ideal for a home office or snug. The kitchen features wooden cabinets and a roomy pantry, ready for your updates to maximize both functionality and style.

Upstairs, the home boasts four ample double bedrooms, all equipped with storage and served by a practical shower room.

Set on a generous plot, the property includes mature gardens at both the front and rear, off-road parking, and a sizable single garage. The rear garden offers various mature trees and shrubs with fenced boundaries, a potting shed and a woodland backdrop.

Offered with no upward chain, this property promises an exceptional opportunity within Packington's village community. Embrace the chance to imprint your style on this well-located and spacious home. Contact our Ashby office today to schedule your viewing today.

Packington is a charming and picturesque village in the heart of the National Forest, offering a delightful blend of countryside living with modern conveniences. The community is well-regarded for its welcoming atmosphere, ideal for families and individuals seeking a tranquil retreat away from the hustle and bustle of city life. Despite its rural charm, Packington enjoys excellent connectivity, with easy access to nearby Ashby-de-la-Zouch, a historic market town filled with an array of shops, eateries, and cultural attractions. The M42 is conveniently close, providing swift routes to Birmingham, Leicester, and beyond, making commuting a breeze.

The village is steeped in history, dotted with traditional architecture and surrounded by breathtaking landscapes. It's an excellent location for nature lovers and outdoor enthusiasts, with many scenic walking and cycling trails accessible just beyond your doorstep. The village itself boasts a number of amenities, including a reputable primary school, which is a key consideration for families. There's also a village hall, a well-stocked local shop, and the pleasant hospitality of The Bull and Lion pub, which is a focal point for community gatherings and local events.



## ACCOMMODATION

**ENTRANCE PORCH**  
1.93x1.07

**ENTRANCE HALLWAY**  
3.87x1.84

**LOUNGE**  
4.69x3.63

**SEPARATE DINING ROOM**  
3.64x3.46

**STUDY**  
3.02x2.73

**BREAKFAST KITCHEN**  
4.69x2.72

**INNER LOBBY**  
2.32x0.91

**W.C.**  
1.44x1.28

## FIRST FLOOR ACCOMMODATION

**BEDROOM ONE**  
4.71x3.63

**BEDROOM TWO**  
3.64x3.45

**BEDROOM THREE**  
3.70x3.01

**BEDROOM FOUR**  
2.72x2.71

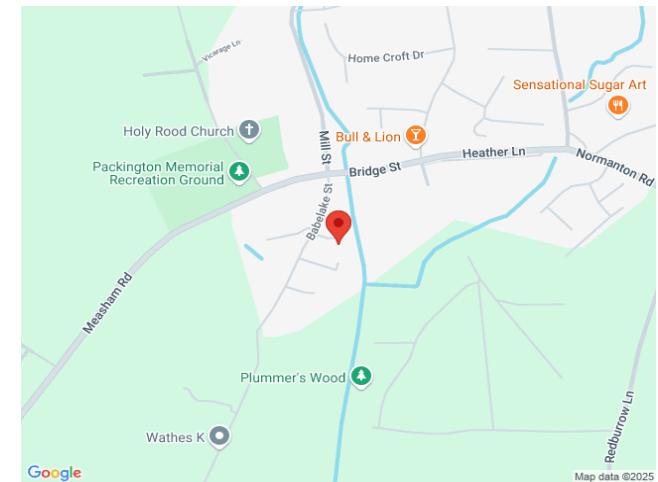
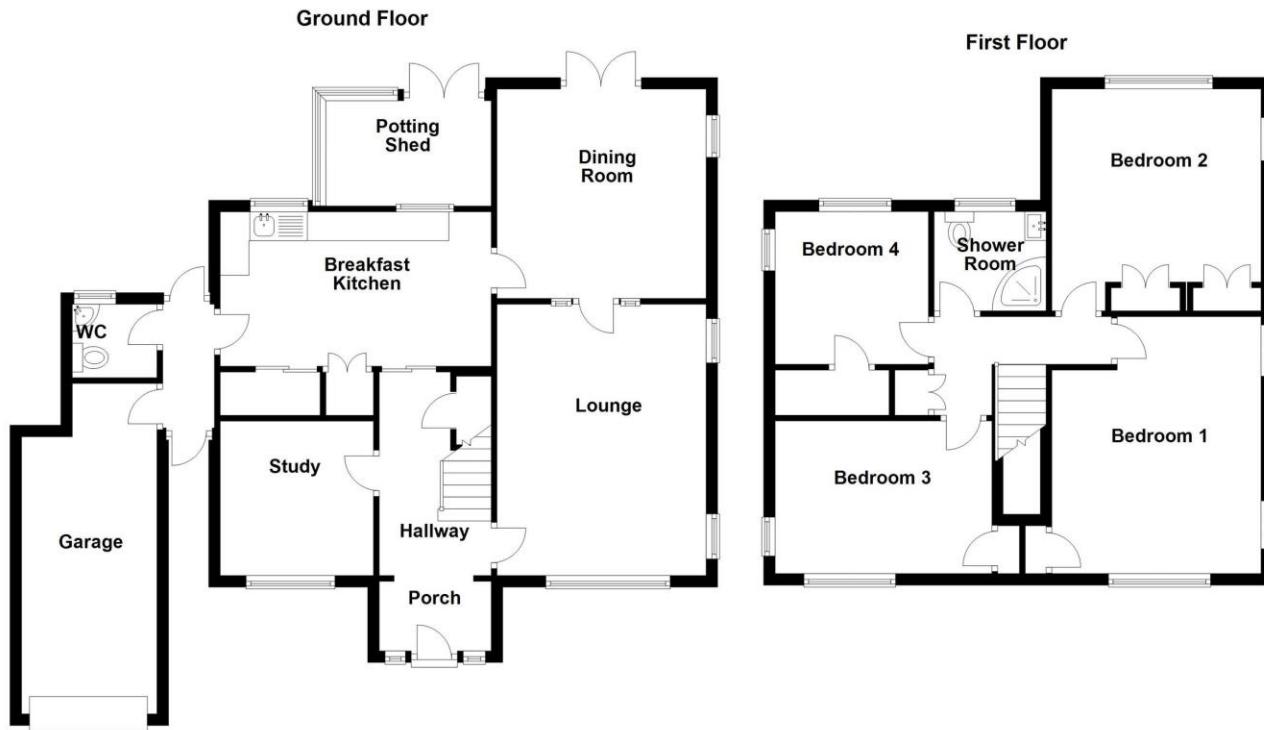
**SHOWER ROOM**  
1.89x1.69

**SINGLE GARAGE**  
6.09x2.35

**COUNCIL TAX BAND:-**  
The property is believed to be in council tax band: E

**HOW TO GET THERE:-**  
Postcode for sat navs: LE65 1WA

## Floorplan



Newton Fallowell Ashby-de-la-Zouch and Melbourne

01530 414666

[ashby@newtonfallowell.co.uk](mailto:ashby@newtonfallowell.co.uk)

 **NEWTONFALLOWELL**