



Lower Packington Road, Ashby-De-La-Zouch



3



1



2

Freehold

£425,000



Key Features

- Picturesque 1930's Three Bedroom Detached Family Home
- Combining Classic Elegance and Modern Convenience
- Charming Lounge
- Modern Open Plan Kitchen/Diner
- Utility + Cloakroom/W.C.
- Three Bedrooms + Fitted Storage
- EPC rating D





Welcome to Lower Packington Road, Ashby-de-la-Zouch – a picturesque 1930's detached family home in one of the area's most sought-after locations. Radiating traditional charm, this three-bedroom haven offers a blissful blend of classic elegance, modern convenience and offers ample opportunity to expand.

Step into the lounge, where high ceilings and bespoke cabinet frame a cosy coal-effect fireplace, inviting you to unwind in comfort. The open-plan kitchen/diner is a chef's delight, featuring shaker-style cabinets, oak worktops, an induction hob, and a suite of integrated appliances, all bathed in natural light from French doors leading to a lush garden.

Upstairs, discover two spacious double bedrooms with fitted storage storage, a single bedroom, and a beautifully refitted bathroom. Outside, the property boasts a gravelled driveway with secure gated off-road parking for four cars, a vibrant garden with mature fruit trees, a fish pond, and a summerhouse complete with power, lighting, and WiFi—ideal for a home office, craft room, or party central. Offering ample space to extend and develop.

Ideal for families, this home offers ample space to extend and is within the catchment for Willesley Primary School. Enjoy the tranquility of a private garden while being just a short stroll from town, the scenic Bath Grounds, and Western Park. Don't miss your chance to call this dream home your own – contact our Ashby team today to arrange your viewing.

The charming address of Lower Packington Road in Ashby-de-la-Zouch is nestled within a desirable neighbourhood known for its tranquil ambiance and strong sense of community. This area is a perfect blend of historic charm and modern convenience, providing an idyllic setting for families and professionals alike. Ashby-de-la-Zouch is steeped in history, with its roots visible in the majestic Ashby Castle ruins, offering residents a unique glimpse into the past while enjoying their modern-day lifestyles.

One of the primary selling points of this location is its accessibility to educational resources, particularly the proximity to the renowned Willesley Primary School, which boasts a solid reputation for academic excellence. This makes it an attractive area for families looking to provide their children with a good education in a nurturing environment. Additionally, the locale is replete with both independent shops and well-known retail outlets, ensuring that all day-to-day needs are met without having to travel far.

For those who enjoy outdoor pursuits, the town offers ample green spaces, including the Bath Grounds and Western Park. These recreational areas provide first-rate amenities, such as walking paths, sports facilities, and spaces for relaxation and play, perfect for a sunny afternoon or a weekend stroll. Residents can also partake in the various community events that are frequently held, fostering a friendly neighbourhood atmosphere. In terms of lifestyle, Ashby-de-la-Zouch is home to a vibrant array of dining options, ranging from cosy cafés to fine dining restaurants, which cater to a variety of tastes and preferences. The town's cultural life is equally thriving with local events, theatre performances, and community gatherings regularly held, contributing to a rich and lively social scene. This combination of features makes the location irresistible to those seeking a lively community with the benefits of picturesque living.



ACCOMMODATION

ENTRANCE HALLWAY
2.58m x 1.82m (8'6" x 6'0")

LOUNGE
3.68x3.36+ bow window

KITCHEN/DINER
5.65m x 3.71m (18'6" x 12'2")

UTILITY ROOM
1.91m x 1.57m (6'4" x 5'2")

CLOAKROOM/W.C.
1.44m x 0.74m (4'8" x 2'5")

FIRST FLOOR ACCOMMODATION

BEDROOM ONE
3.59m x 3.36m (11'10" x 11'0")

BEDROOM TWO
3.6m x 3.6m (11'10" x 11'10")

BEDROOM THREE
2.42m x 1.97m (7'11" x 6'6")

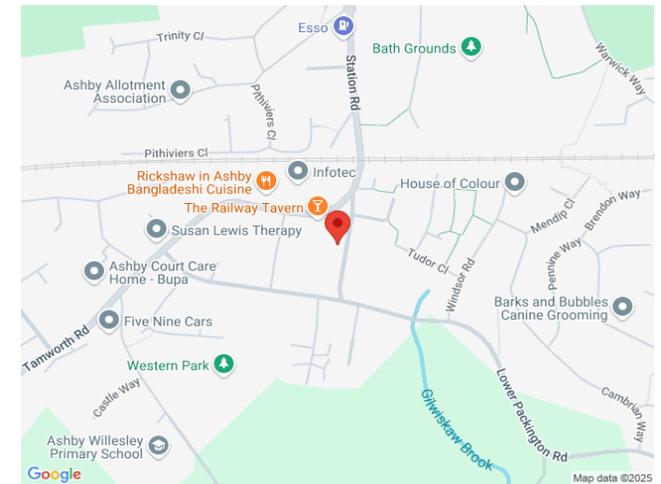
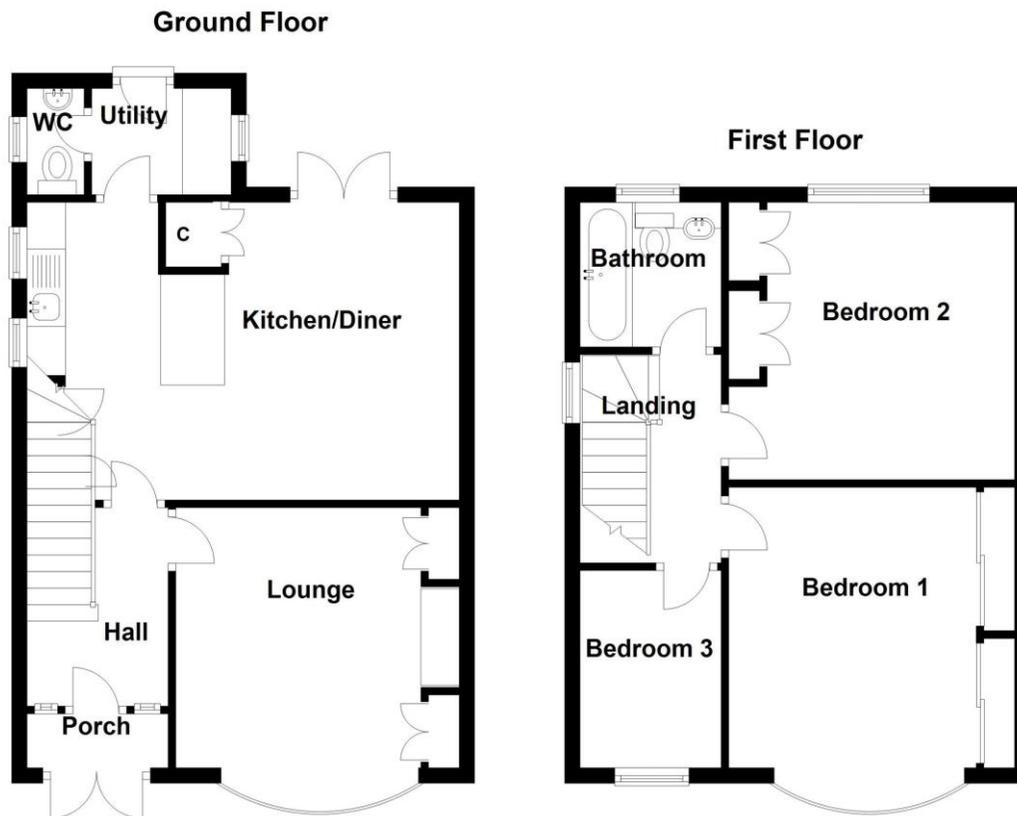
REFITTED BATHROOM
1.81m x 1.73m (5'11" x 5'8")

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

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

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



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