



Leicester Road, Ashby-De-La-Zouch



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£440,000

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Key Features

- Beautifully Extended Three-Bedroom Detached Home
- Combining Modern Sophistication with Period Charm
- Spacious Interior with Multiple Reception Rooms
- Cosy Sitting Room | 25ft Family Room/Dining Area
- Stylish Breakfast Kitchen
- Ground Floor Shower Room





Welcome to Leicester Road, a delightful haven nestled in the serene hamlet of New Packington, just moments from the charming town of Ashby-de-la-Zouch. This beautifully extended three-bedroom bow-fronted detached home masterfully marries modern sophistication with period charm, ensuring a warm, inviting atmosphere the moment you step inside.

The spacious interior boasts multiple reception rooms, including a snug sitting room adorned with high ceilings, pastel hues, and a striking feature fireplace—perfect for cosy gatherings. Further in, the grand open-plan family and dining area, enhanced by a stone fireplace with a multi-fuel burner, stretches over 25ft and opens onto a tranquil south-facing garden through elegant French doors. Home chefs will adore the white gloss kitchen, featuring sleek granite worktops and a freestanding Rangemaster oven, ideal for culinary adventures. A ground floor shower room and a charming hallway showcasing a stunning Minton-style floor wrap up the main level.

Upstairs are three generously sized bedrooms, two of which are sumptuous doubles, complemented by a chic refitted bathroom with luxurious black tiling and a ceiling rainfall shower.

Outside, the meticulously landscaped garden is a sunny oasis with expansive composite decking, a charming summer house, and a spacious workshop. A block-paved driveway provides ample parking for at least four cars, alongside a single garage.

Embrace countryside vistas in this stunning family home where elegance meets functionality. Arrange a viewing with our team today and envision your future in this extraordinary property.

New Packington is a quaint hamlet nestled on the outskirts of Ashby-de-la-Zouch, a charming market town in Leicestershire. This area offers the perfect blend of rural tranquillity and easy access to local amenities, making it an ideal setting for a family home. Ashby-de-la-Zouch is renowned for its historic roots, with a variety of independent shops, cafes, and the architectural marvel of Ashby Castle, which is steeped in rich history. The nearby National Forest extends an invitation to outdoor enthusiasts, with its trails and parks perfect for family outings, walking, and cycling.

The transport links from New Packington are excellent, connecting residents to larger urban areas with ease. Leicester Road, where this delightful home is situated, offers convenient access to the M42 motorway, enabling smooth commutes to Birmingham, Leicester, and Nottingham. Public transport options are also reliable, with regular bus services operating throughout the region. Additionally, East Midlands Airport is a short drive away, making international travel straightforward for business or leisure.

The community atmosphere in New Packington is warm and welcoming. Local schools are well-regarded, providing quality education options that cater to all ages. The area's various community clubs and activities ensure that there are plenty of opportunities for social engagement, fostering a tight-knit community spirit. Whether you participate in the vibrant local events or simply enjoy the peace and quiet of a rural setting, New Packington offers a lifestyle that balances both.

Leisure and recreational facilities in the area are abundant. Nearby, you'll find Conkers Discovery Centre and Calke Abbey, which provide fantastic day trips for families. Golf enthusiasts will appreciate the close proximity to several prestigious golf courses. Moreover, Ashby's lively social scene is complemented by a variety of traditional pubs and modern restaurants, ensuring that residents have plenty of dining choices.



ACCOMMODATION

ENCLOSED PORCH 1.54m x 1.14m (5'1" x 3'8")

ENTRANCE HALLWAY 4.4m x 1.7m (14'5" x 5'7")

SITTING ROOM 3.65m x 3.43m (12'0" x 11'4")

FAMILY ROOM 4.09m x 3.22m (13'5" x 10'7")

DINING AREA 3.66m x 2.83m (12'0" x 9'4")

GROUND FLOOR SHOWER ROOM 2.15m x 1.68m (7'1" x 5'6")

STYLISH KITCHEN 3.83m x 3.1m (12'7" x 10'2")

FIRST FLOOR ACCOMMODATION

LANDING 2.75m x 1.89m (9'0" x 6'2")

BEDROOM ONE 4.07m x 3.43m (13'5" x 11'4")

BEDROOM TWO 3.46m x 3.43m (11'5" x 11'4")

BEDROOM THREE 2.63m x 2.47m (8'7" x 8'1")

REFITTED BATHROOM 2.21m x 1.84m (7'4" x 6'0")

SINGLE GARAGE 4.98m x 3.12m (16'4" x 10'2")

GARDEN SUMMERHOUSE 4.41m x 3.2m (14'6" x 10'6")

WORKSHOP 7.15m x 5.66m (23'6" x 18'7")

COUNCIL TAX BAND:-

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

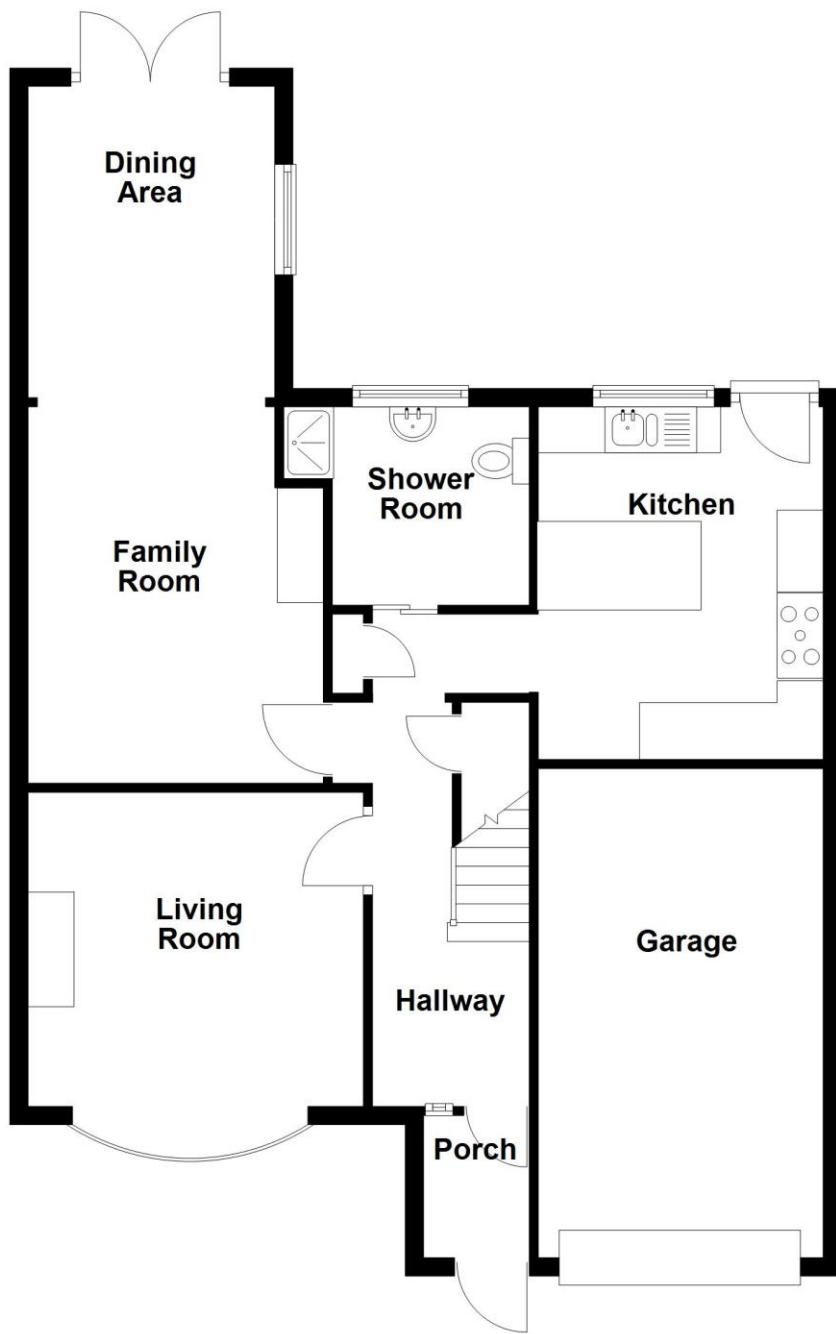
HOW TO GET THERE:-

Postcode for sat navs: LE65 1TQ

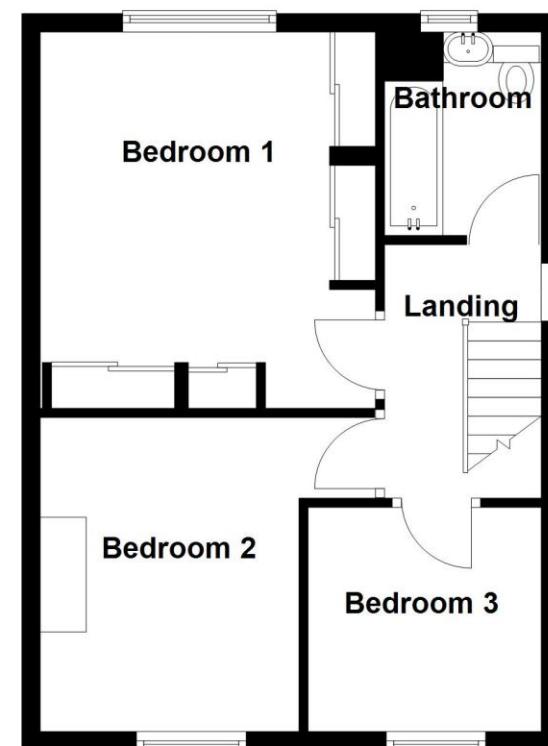
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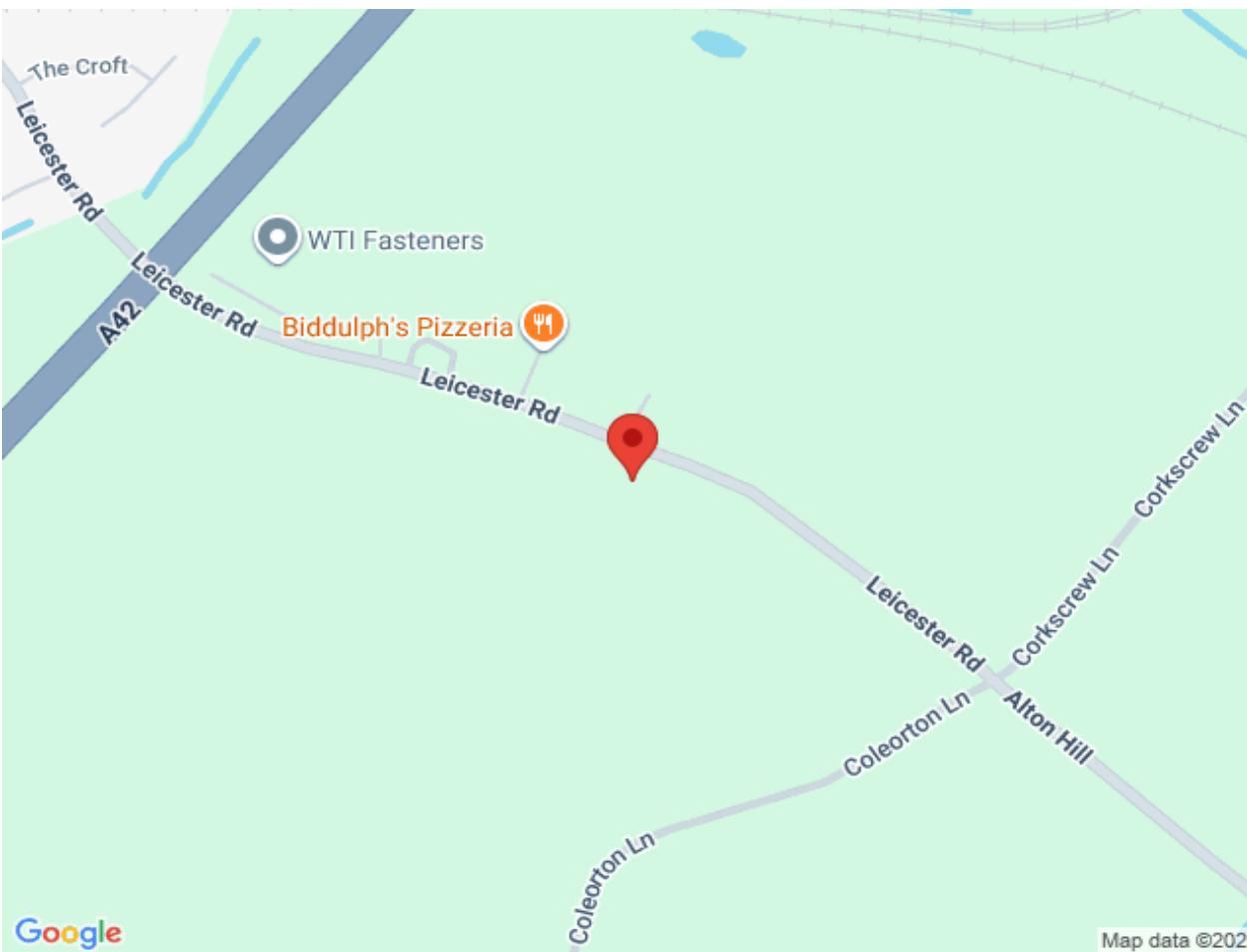
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Ground Floor



First Floor





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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