

Leicester Road

New Packington, Ashby-de-la-Zouch, LE65 1TQ

John
German





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£725,000

Beautiful contemporary family home set upon a sunny southerly facing plot of 0.25 acres overlooking fields to the rear. Gorgeous, spacious and stylish surrounds and featuring a breathtaking open plan living dining kitchen at its heart, all adds up to makes this a home not to be missed out on.



Over the past few years this family home has undergone an exhaustive list of extension and improvements to create what is a wonderful property, and what a location, you really get the best of both worlds with this setting, backing onto fields it offers a lovely rural feel, yet the market town of Ashby's many amenities are only a mile away from your front door.

You approach the property over an extensive driveway which has the big plus of having secure gated parking area ideal for a caravan or motorhome. A front entrance door swings back to welcome you into a beautiful hallway with oak and glass staircase, complemented by a vaulted two storey section that adds a lovely airy feel to the room and is perfect for a feature chandelier.

At the end of the hallway is a refitted guest cloakroom with coat cupboard off. On the ground floor are three large reception rooms, one which would make an ideal formal dining room for entertaining, another a great family room and the other is the rear facing living room which has a feature fireplace at its focal point, and tall picture windows with double glazed sliding double doors overlooking the gardens and fields beyond.

Next is the simply stunning open plan living and dining kitchen where the whole family can gather and will surely be the hub of the home. The kitchen area has a breathtaking dark grey contemporary kitchen with quartz counter tops and concealed LED lighting. It offers a host of integrated appliances comprising a large induction hob, two ovens with slide and hide drawers, microwave oven, warming drawer, dishwasher and two full size fridge freezers. Central large breakfast island provides a perfect social space to gather around, and the dining area has plenty of space for a large dining table. In a room full of highlights, the glazed lantern roof and the fabulous large picture sliding windows with countryside views are both real stand out features.

Completing the ground floor living space is a ground floor shower room and a useful utility room with side entrance door, making a perfect entrance for muddy boots and muddy paws after a walk on the various local trails.

The first floor presents an oak and glass balustraded landing with picture window (loft hatch with pull down ladder leads to an expansive roof space offering further potential for accommodation subject to consents). Arranged round the landing is the bedroom accommodation, and this comprises four double bedrooms and a luxury family bathroom which is fitted with a contemporary freestanding bath with pillar mixer tap, floating vanity unit with curved wash bowl atop, alongside a corner quadrant shower enclosure with dual shower head.

The principal bedroom in the house has amazing views over the gardens and fields to the rear, and further benefits from its own private en-suite shower room.

Outside, there is a composite raised decked patio which leads from the kitchen and is the perfect place for enjoying the sunshine due to the gardens southerly facing aspect. Steps down lead you to the large lawn, and at the bottom of the garden you will find a second patio area with a garden outbuilding - a perfect space for your hot tub.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Brick

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA05022023

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.













Ground Floor

Approximate total area¹⁾

2153.36 ft²

200.05 m²



Floor 1

Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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