

Normanton Road

Packington, Ashby-de-la-Zouch, LE65 1WS

John 
German






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Price range £800,000 - £825,000



An impressive single-storey family home set in this sought-after village, nestled within a beautiful and private 0.5-acre mature garden plot. With picturesque views of a pony paddock and the countryside beyond, this property offers both tranquillity and versatility.

The Retreat is an impressive single-storey family home nestled within a beautiful and private 0.5-acre mature garden plot. With picturesque views of a pony paddock and the countryside beyond, this property offers both tranquillity and versatility. The thoughtfully arranged living space arranged around a central hallway allows for flexible room usage. The home boasts up to five bedrooms if needed alongside two/three elegant reception rooms, making it a fabulous choice for family living.

Hidden from view and sat back behind a long sweeping driveway approach passing through beautiful mature gardens, this stunning family home lies right in the heart of the ever sought after village of Packington.

Packington is a charming village nestled in the beautiful Leicestershire countryside, just one and a half miles from the historic market town of Ashby-de-la-Zouch, which offers a variety of boutique shops and restaurants. At the heart of the village community, you'll find the excellent Daybreak Services village shop, the dog-friendly Poochies of Packington coffee shop, a stunning Norman church, an active village hall, a well-regarded primary school, and the welcoming 17th-century pub, The Bull & Lion. With its strong sense of community and excellent local amenities, Packington is an ideal place to raise a family.

The welcoming reception hallways sit at the heart of the home, featuring ornate ceiling coving, a dado rail and doors leading to the main living and sleeping areas. The first of two living rooms is positioned at the front of the property benefiting from a bright south-facing aspect with dual-aspect windows that flood the space with natural light. Elegant details include ceiling coving and a half-height dado rail, while the focal point of the room is a charming fireplace with a fitted Yeoman living flame log effect gas stove, creating a warm and inviting atmosphere. The second living room is ideally situated at the rear of the home, just off the family breakfast kitchen, and features patio doors that open directly onto the patio and mature gardens, seamlessly blending indoor and outdoor living. This living room also has an inglenook type fireplace with a fitted Ravel living flame log effect gas stove.

The Heart of the Home

The beautifully appointed open-plan living breakfast kitchen is the true heart of the home. It boasts a stunning range of handcrafted, painted base and wall-mounted cabinets complemented by roll-edged granite work surfaces. A one-and-a-half bowl sink with a mixer tap is set beneath a wide picture window overlooking the rear gardens. High-quality appliances include a five-ring gas hob with extractor hood, an integrated oven, grill and microwave. Durable and stylish LVT flooring runs throughout the space offering both practicality and elegance. There is ample room for a large family breakfast table, with a glazed door leading outside.

Adjacent to the kitchen is a fantastic walk-in pantry featuring a raised quarry tiled thrawl, open shelving and a side-facing window.

A practical utility/boot room is also set off the kitchen complete with quarry tile flooring, an array of base and wall-mounted cabinets along three sides, tall storage cupboards, a sink with mixer tap and designated spaces for appliances. A window overlooks the courtyard while a door provides access to the rear gardens.

For formal entertaining, a spacious separate dining room enjoys views over the front garden, creating the perfect setting for special occasions.

The Bedroom Wing

The principal bedroom is a standout feature, offering a self-contained annex-style retreat. It includes a separate dressing room with fitted wardrobes and a side-facing window, leading into a beautiful king-size bedroom with bedside units, fitted wardrobes and patio doors opening onto the rear gardens. The en-suite bathroom is generously proportioned featuring a panel bath with mixer tap, a repurposed cabinet with a granite countertop and inset wash basin, a bidet and a large walk-in double-width shower with both a rainfall showerhead and a handheld shower.

Bedroom two is a spacious double room with a wide picture window offering stunning countryside views. Bedroom three is another well-sized double room featuring fitted wardrobes along one wall, built-in bedside units, a dressing table with a mirror above and a wide picture window overlooking the countryside and woods. Bedroom four benefits from dual-aspect windows providing lovely views of the adjacent field. It also includes a built-in double wardrobe with overhead storage.

Outside

Set well back from view, the property enjoys a private and expansive plot accessed via a sweeping driveway flanked by mature, beautifully planted gardens on both sides. The driveway leads to a spacious parking and turning area providing ample space for multiple vehicles.

An oversized tandem garage has a remote-controlled electric up-and-over door, power and lighting and a useful attic storage area. A wide rear window allows natural light in while a side door provides access to the rear gardens.

The rear gardens are a true delight-private and spacious, with a large lawned area ideal for family life, offering plenty of room for children and pets to enjoy. Two well-positioned patio areas create the perfect setting for outdoor entertaining and relaxation.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional	Parking: Drive and garage	Electricity supply: Mains
Water supply: Mains	Sewerage: Mains	Heating: Mains gas

(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 G

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

Our Ref: JGA/27032025

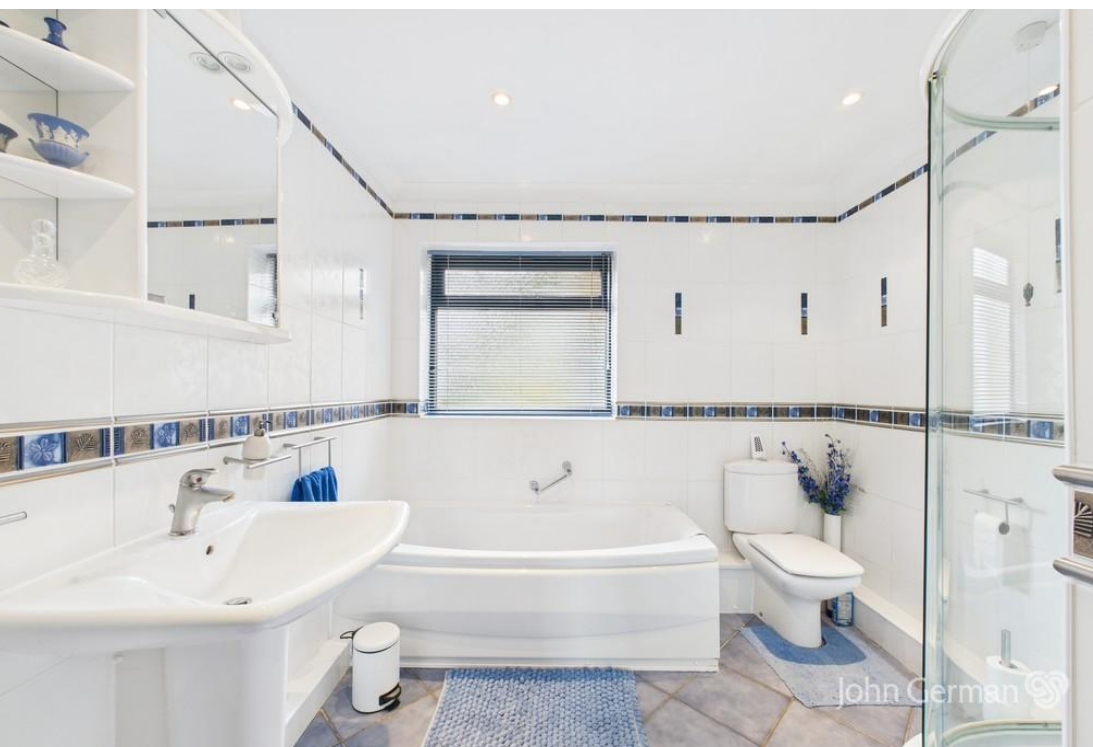
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





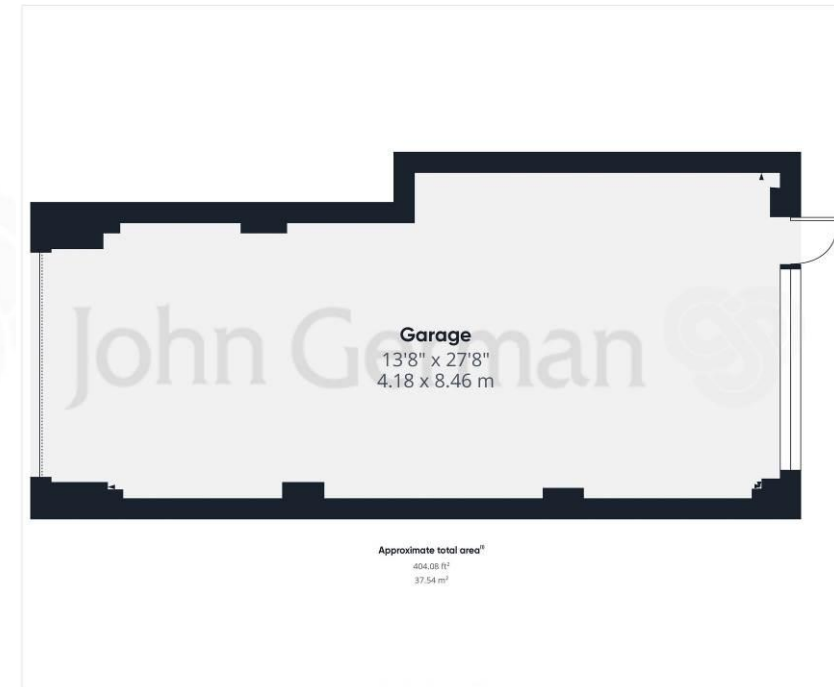








Approximate total area⁽¹⁾
2245.23 ft²
208.59 m²





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.

Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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