

# The Grange

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

John  
German



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£675,000



Exquisitely extended and luxuriously appointed, this elegant four-bedroom residence enjoys a prime corner plot in a prestigious Packington close. Featuring a showstopping open-plan kitchen, refined reception rooms, designer bathrooms, and private landscaped gardens, it also offers no upward chain.

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Tucked away in a peaceful corner of one of Packington's most desirable closes, 29 The Grange is an exceptional four-bedroom family home that seamlessly blends style, space, and functionality. Boasting a generous corner plot with excellent parking, private landscaped gardens, and a stunning extended open-plan kitchen-living area, this beautifully updated property offers three reception rooms, two luxurious bathrooms, and a superb principal suite. With thoughtful upgrades throughout-including a Nest smart heating system, EV charger and solar panels for energy efficiency-this is a home designed for modern family living in a charming village setting.

From the moment you arrive, this home makes an impression. A stylish UPVC front door, flanked by opaque side panels, opens into a spacious porch. A half-glazed inner door then leads you into the central reception hallway, where warm wooden flooring and a striking staircase with contemporary black spindles set the tone for the stylish interior.

The ground floor offers a fantastic balance of formal and informal living spaces. The beautifully decorated living room is both elegant and welcoming, with a log-burning stove set in a stone surround as the centrepiece of the room. Bespoke fitted cabinetry flanks the fireplace, while bi-fold doors open directly onto the garden patio-blending indoor comfort with outdoor living.

Just off the hallway, there's also a useful family room and a separate study, offering quiet, practical space for those working from home or needing a retreat from the main living areas. A thoughtfully designed guest cloakroom features a pedestal basin, vanity unit, concealed cistern WC, and a modern ladder-style radiator.

At the rear of the house lies the heart of the home-a stunning open-plan kitchen, dining, and family living space that truly brings everyone together. Recently extended and refitted, the kitchen wraps elegantly around the room, with a stylish mix of cabinetry and contrasting white quartz worktops. There's a large inset six-burner feature Neff hob with a pop-up extractor, three Neff fan-assisted ovens including a central combi oven and separate warming drawer, and cleverly designed pantry storage in two corner cabinets. An integrated dishwasher and space for an American-style fridge freezer complete the highly functional layout. Set in the vaulted ceiling, four electronically operated glazed skylights flood the space with natural light, while full-width bi-fold doors open seamlessly onto the garden patio-perfect for entertaining on warm summer evenings. There's plenty of space here for a large dining table and an informal seating area, making it a wonderfully sociable room, ideal for busy family life or hosting friends.

Adjacent to the kitchen is a spacious and practical utility/mudroom. Extended to match the kitchen's quality, it features matching base units and quartz countertops, fitted bench seating with storage beneath, tall cupboards, and a vaulted ceiling with two skylights. There's room and plumbing for a washing machine and tumble dryer, and a rear door leads directly out to the second enclosed landscaped garden. A great space for children, washing and pets.

Upstairs, a stylish staircase with black balustrade leads to a bright and spacious landing, where you'll find four generous double bedrooms and two beautifully appointed bathrooms. The principal bedroom runs the full depth of the house and enjoys dual-aspect windows, with bespoke fitted furniture including wardrobes, over-bed storage, and drawers, all finished with soft-close fittings. The en suite is a real retreat, complete with a large frameless walk-in rainfall shower, wall-hung vanity unit, concealed cistern WC, heated towel rail, and fully tiled walls and floor in calming contemporary tones.

The family bathroom is equally impressive, with a freestanding bath, WC, basin, and a separate oversized shower enclosure with rainfall and handheld fittings, all set against complementary tiling for a sleek, spa-like finish.

The home is discreetly tucked away in the corner of this quiet cul de sac with an extensive drive, with turning area offering parking for multiple vehicles. A double garage with electronic remote roller door provides further parking. Gated side access takes you into the private rear garden, a lovely extension of the home, featuring a generous patio area for dining and entertaining, with large lawned area.

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.

**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:** Standard

**Parking:** Drive & double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** 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 F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.nwleics.gov.uk](http://www.nwleics.gov.uk)

**Our Ref:** JGA/19062015

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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.







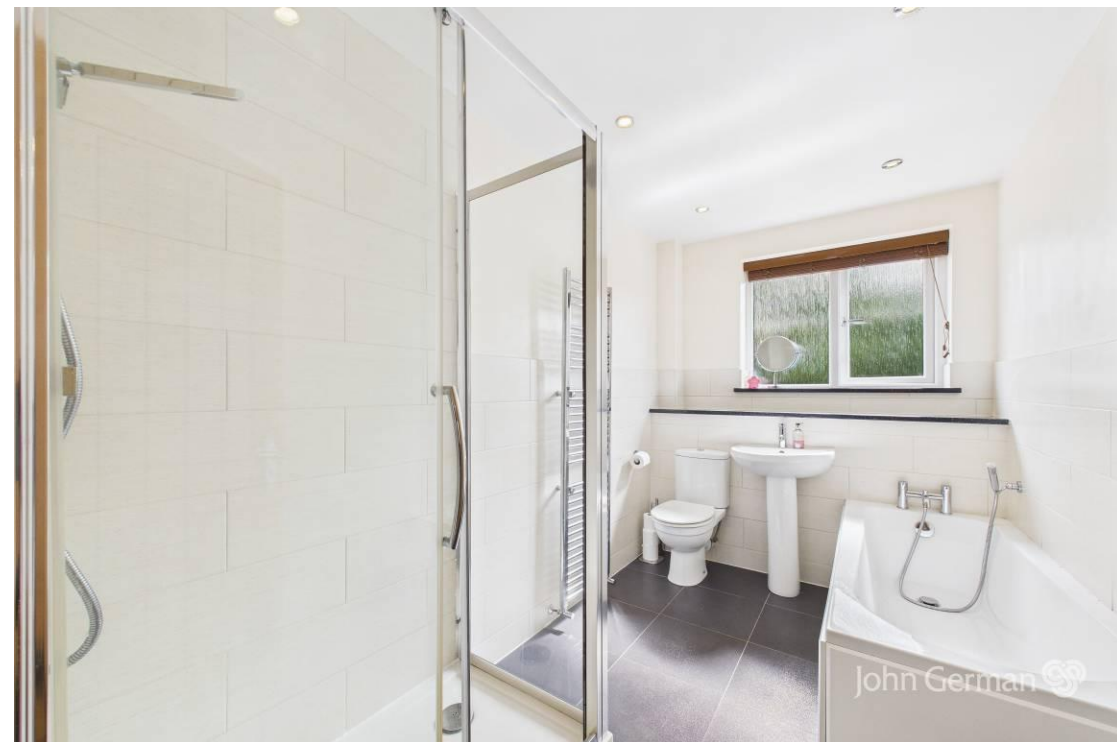
















Ground Floor

Approximate total area<sup>(1)</sup>

2410 ft<sup>2</sup>

223.8 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### Agents' Notes

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johnngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent





