Lower Packington Road

Ashby-de-la-Zouch, LE65 1GE









A beautifully presented and deceptively spacious family home offering versatile living space arranged over three floors, combining period character with modern comforts. Nestled along the sought-after Lower Packington Road, the property features five spacious bedrooms arranged over three floors, two elegant reception rooms, a stunning open-plan kitchen leading into dining/family area, and two stylish bathrooms. With off-road parking to the front and a mature over 100-foot rear garden, this home provides an exceptional balance of comfort and charm — perfect for family life and entertaining alike.

Ground Floor: The entrance door opens into a welcoming through reception hallway, featuring coving to the ceiling, a dado rail, and an original ornate coved ceiling arch. To the right, a lovely sitting room enjoys a wide walk-in picture bay window, with a recessed log-burning stove set within a beamed oak mantle and hearth forming the warm focal point of the room. Beyond lies the open-plan dining and family room, complete with a feature fireplace and ample space for both dining and seating areas. A large picture window overlooks the gardens, while this space flows seamlessly into the well-equipped kitchen. The kitchen offers an extensive range of base and wall-mounted cabinets with solid timber countertops, incorporating a 1½ bowl Franke sink with mixer tap, a five-ring stainless steel gas hob with extractor above, an eye-level oven, and space for a washing machine, dishwasher, and American-style fridge freezer. UPVC double-glazed windows to the side and a door lead out to the rear garden. A large doorway from the kitchen opens into an inner lobby with useful storage, housing the wall-mounted gas combi boiler, and providing access to the ground-floor bathroom. The bathroom is stylishly appointed with full-height wall panelling, a walk-in glazed shower enclosure with dual rainfall heads, a spa bath, WC, and a vanity wash hand basin with cupboard beneath. A ladder radiator and window to the side complete the room.

First Floor: Upstairs, there are three excellent be drooms: Bedroom One is a charming split-level double, featuring a dressing area that steps down to a cosy sleeping space with a vaulted canopy ceiling and inset skylight. Bedroom Two is a generous king-size room with high ceilings, dual front-facing windows offering open field views, and a three-quarter height picture rail. Bedroom Three is another comfortable double, benefiting from fitted wardrobes and over-bed storage, with a UPVC window overlooking the garden.

The family bathroom features a white suite comprising a panelled bath with glazed screen and mains shower over, tiled shower area, contemporary vanity with rectangular wash basin, mixer tap, storage below, and WC.

A further staircase rises to the top floor, offering two well-proportioned attic bedrooms with sloping ceilings and inset skylights — ideal as children's rooms, home offices, or teenage retreats.

Outside: To the front, the property provides off-road parking, with gated side access leading through to a truly stunning rear garden. Extending to over 100 feet in length, the garden is beautifully landscaped with a mature lawn, established planting, and a variety of peaceful seating areas.

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: Off road Electricity supply: Mains Water supply: Mains Sewerage: Mains

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

Broadband type: TBC

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

Our Ref: JGA07102025

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Agents' Notes

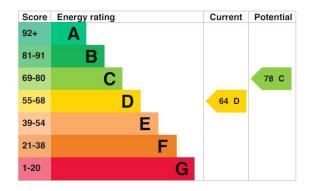
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