

Lower Packington Road

Ashby-de-la-Zouch, LE65 1GE

John 
German





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£385,000

Beautifully presented 5-bedroom period home on sought-after Lower Packington Road. Spacious living over 3 floors with 2 receptions, stylish kitchen, 2 bathrooms, off-road parking, and a stunning 100ft mature rear garden — ideal for family living and entertaining.



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 bedrooms: Bed room 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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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1426 ft²
132.3 m²

Reduced headroom

113 ft²
10.5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 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@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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JohnGerman.co.uk Sales and Lettings Agent



