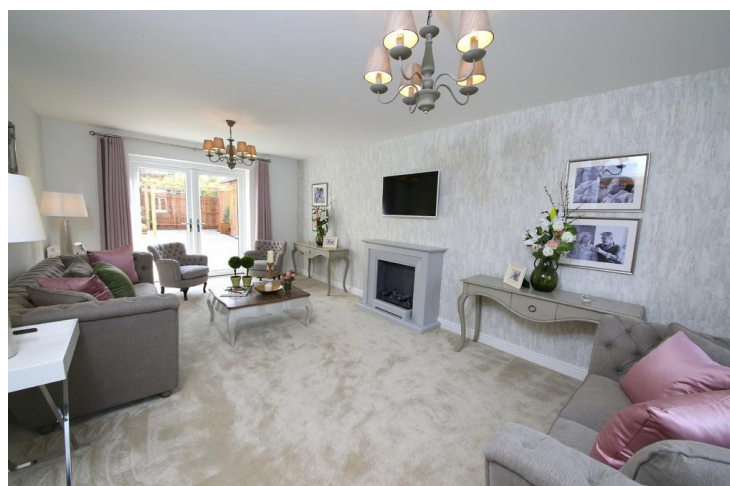


# Chestnut Cottage, Normanton Road

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



Chestnut Cottage is a lovely three-bedroom cottage style home with combined kitchen/dining room enjoying views over the rear garden and separate lounge. The first-floor accommodation consists of two double bedrooms and one single bedroom with en-suite to master and family bathroom.

£229,995

John German



## Room Measurements;

Kitchen/Dining Area 3.58m x 4.95m (11'9" x 16'2")

Lounge 4.42m x 3.96m (14'6" x 12'11")

Master Bedroom 2.83m x 3.00m (9'3" x 9'10")

Bedroom Two 3.03m x 2.87m (9'11" x 9'5")

Bedroom Three 3.7m x 1.96m (12'2" x 6'5")

## Tenure;

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

## Services;

Mains water, drainage, electricity and gas are believed to be connected to the property, but purchasers are advised to satisfy themselves as to their suitability.

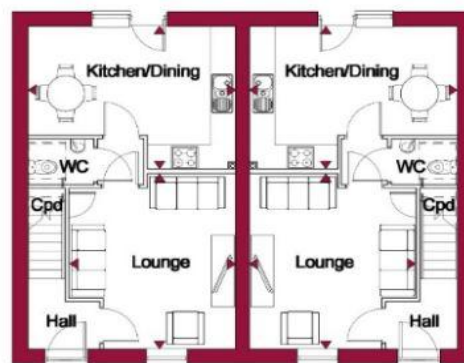
## Useful Websites

[www.environment-agency.co.uk](http://www.environment-agency.co.uk)

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

Ref: JGA/05022018

Ground Floor



First Floor



### Floor Plan Clause

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.

## The Paddocks, Packington

Normanton Road, LE65 1GQ



Disclaimer:  
Not to scale. This is indicative only and may alter during construction. Please consult the Sales Executive for specific details.

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