



The Grange, Packington



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£425,000



Key Features

- Located in a Tranquil Cul-De-Sac in the Charming Village of Packington
- Ideal Four Bedroom Detached Family Home
- Expansive Living Areas | 16ft Kitchen/Diner
- Utility Room | Cloakroom/W.C.
- Four Bedrooms
- Master En-Suite and a Family Bathroom
- EPC rating D
- Freehold





Nestled in the tranquil cul-de-sac of Packington's charming village, The Grange offers an exceptional opportunity for family living. This four-bedroom detached home is perfectly priced and brimming with potential, offering a canvas for your dream modernisation.

Step inside through the welcoming hallway, which boasts ample understairs storage. The expansive lounge leads to a bright conservatory, perfect for cosy winter mornings or summer evenings. The kitchen/diner spans over 16ft and features cottage-style cabinets with space for all your appliances, providing an inviting space for culinary adventures. A snug sitting room doubles as a formal dining area, complemented by an essential utility room.

Upstairs, discover four generously sized bedrooms, including a master with an en-suite shower, and a family bathroom. The exterior presents a beautifully shaped front garden with off-road parking for three cars and a double garage. The rear garden invites your landscaping visions amidst mature trees.

This well-positioned gem in Packington is an unmissable opportunity. Call our Ashby team today to arrange your private viewing.

Packington is a charming and sought-after village that provides an idyllic setting for family living. Nestled within the picturesque countryside of Leicestershire, this tranquil location offers a perfect balance of rural serenity and convenient amenities. The village itself boasts a welcoming community feel, with a range of local facilities such as a well-regarded primary school, a traditional English pub, and a quaint village hall that regularly hosts community events. For those who enjoy outdoor activities, the surrounding countryside offers numerous walking and cycling opportunities, making it perfect for nature enthusiasts.

Despite its peaceful setting, Packington is conveniently located close to the historic market town of Ashby-de-la-Zouch. Here, you will find a variety of shops, boutiques, and supermarkets to cater to everyday needs, as well as a selection of cafes, restaurants, and pubs offering a range of dining experiences. The town is also known for its impressive Ashby Castle and the beautiful Ashby Bath Grounds, which provide cultural and recreational activities for the whole family.

The area is well-connected with excellent transport links, making commuting straightforward for those working further afield. Both the M42 and A42 are easily accessible, offering routes to major cities such as Birmingham and Nottingham. East Midlands Airport is also within a short drive, providing connectivity to a range of domestic and international destinations, which is beneficial for professionals who travel frequently.

Education is a highlight of the area, with the aforementioned local primary school in Packington and several esteemed secondary schools and colleges in Ashby-de-la-Zouch and beyond. This ensures children receive high-quality education from early years through to higher education. Furthermore, the community in Packington is known for being very supportive, enhancing the overall family-friendly environment.



ACCOMMODATION

ENTRANCE HALLWAY 3.06m x 2.46m (10'0" x 8'1")

LOUNGE 5.49m x 5.12m (18'0" x 16'10")

CLOAKROOM/W.C 1.58m x 0.82m (5'2" x 2'8")

SNUG/SEPARATE DINING ROOM 3.66m x 2.97m (12'0" x 9'8")

KITCHEN/DINER 5.11m x 2.97m (16'10" x 9'8")

REAR HALLWAY 1.96m x 0.85m (6'5" x 2'10")

UTILITY ROOM 2.08m x 1.97m (6'10" x 6'6")

CONSERVATORY 3.28m x 2.48m (10'10" x 8'1")

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 4.2m x 3.49m (13'10" x 11'6")

EN-SUITE SHOWER 2.19m x 2.03m (7'2" x 6'8")

BEDROOM TWO 3.3m x 2.99m (10'10" x 9'10")

BEDROOM THREE 2.82m x 2.67m (9'4" x 8'10")

BEDROOM FOUR 3.3m x 2m (10'10" x 6'7")

BATHROOM 2.2m x 1.88m (7'2" x 6'2")

DOUBLE GARAGE 5.01m x 4.87m (16'5" x 16'0")

COUNCIL TAX BAND:-

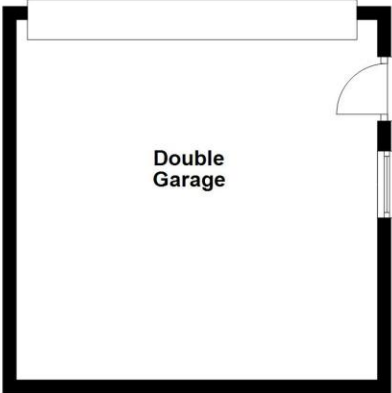
The property is believed to be in council tax band: E

HOW TO GET THERE:-

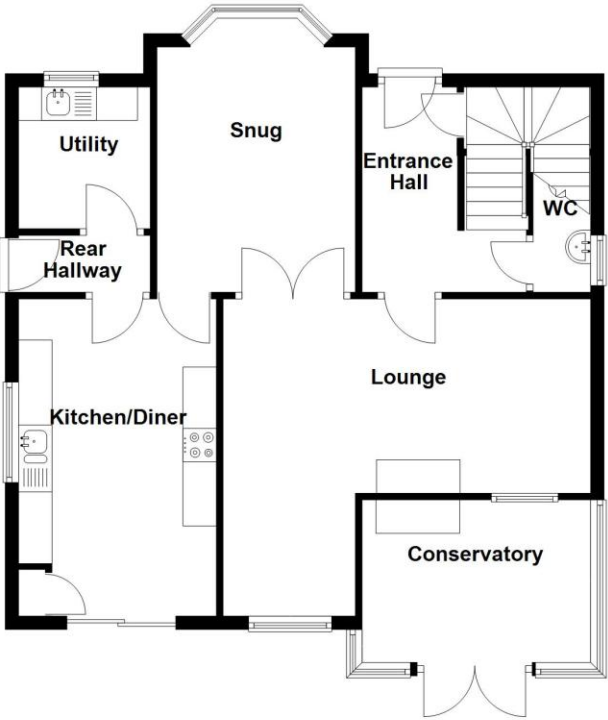
Postcode for sat navs: LE65 1WW

PLEASE NOTE:-

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



Ground Floor



First Floor

