



10, High Street, Packington, Leicestershire, LE65 1WH

HOWKINS &
HARRISON

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Packington,
Leicestershire, LE65 1WH

Guide Price: £350,000

Positioned within the heart of the sought-after village of Packington, this detached bungalow presents an excellent opportunity to acquire a spacious home set within a generous and private plot. Requiring a programme of modernisation, the property offers well-proportioned accommodation extending to approximately 929 sqft, including a substantial living room, separate dining room and two bedrooms, alongside a kitchen, bathroom and detached garage.

Externally, the property benefits from a mature and established rear garden, enjoying a good degree of privacy with a variety of trees and planting. There is also a driveway and garage providing off-road parking. The setting, combined with the scope to improve and personalise, makes this an appealing prospect for a range of buyers seeking a well-located home with potential in a desirable village environment.



Location

10 High Street is situated within the highly regarded village of Packington, a charming and well-connected Leicestershire village known for its attractive period properties and strong sense of community. The village offers a range of everyday amenities including a popular public house, general store, village hall and local church, whilst nearby Ashby-de-la-Zouch provides a more comprehensive selection of shops, cafés, restaurants and leisure facilities.

The area is particularly well placed for access to surrounding countryside, offering a variety of walking and outdoor pursuits, with the National Forest close by. Schooling is well catered for, with Packington Church of England Primary School in the village and a range of well-regarded secondary schools in Ashby-de-la-Zouch and surrounding areas.

Travel Distances

Ashby-de-la-Zouch – 2 miles

Coalville – 4 miles

Burton upon Trent – 10 miles

Derby – 18 miles

Leicester – 20 miles

A42 (J13) – 3 miles

M1 (J22) – 8 miles

East Midlands Parkway Railway Station – 10 miles (services to London St Pancras)

East Midlands Airport – 8 miles

Birmingham Airport – 30 miles

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Accommodation Details – Ground Floor

Entering the property through the front door, you are welcomed into an entrance hall which provides access to the principal accommodation. The living room is a generously proportioned reception space, positioned to the front of the property and enjoying good levels of natural light.

From the living room, access leads through to the dining room, creating a practical flow between the main reception areas. The dining room sits centrally within the home and provides space for a dining table and chairs, with direct access into the kitchen. The kitchen in need of updating has units with appliance space and a door leading outside.

Outside

Externally, the property benefits from a driveway providing off-road parking and access to the garage. To the rear, there is a mature and established garden, mainly laid to lawn with a variety of trees, shrubs and planting, offering a private outdoor space with scope for landscaping and improvement.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

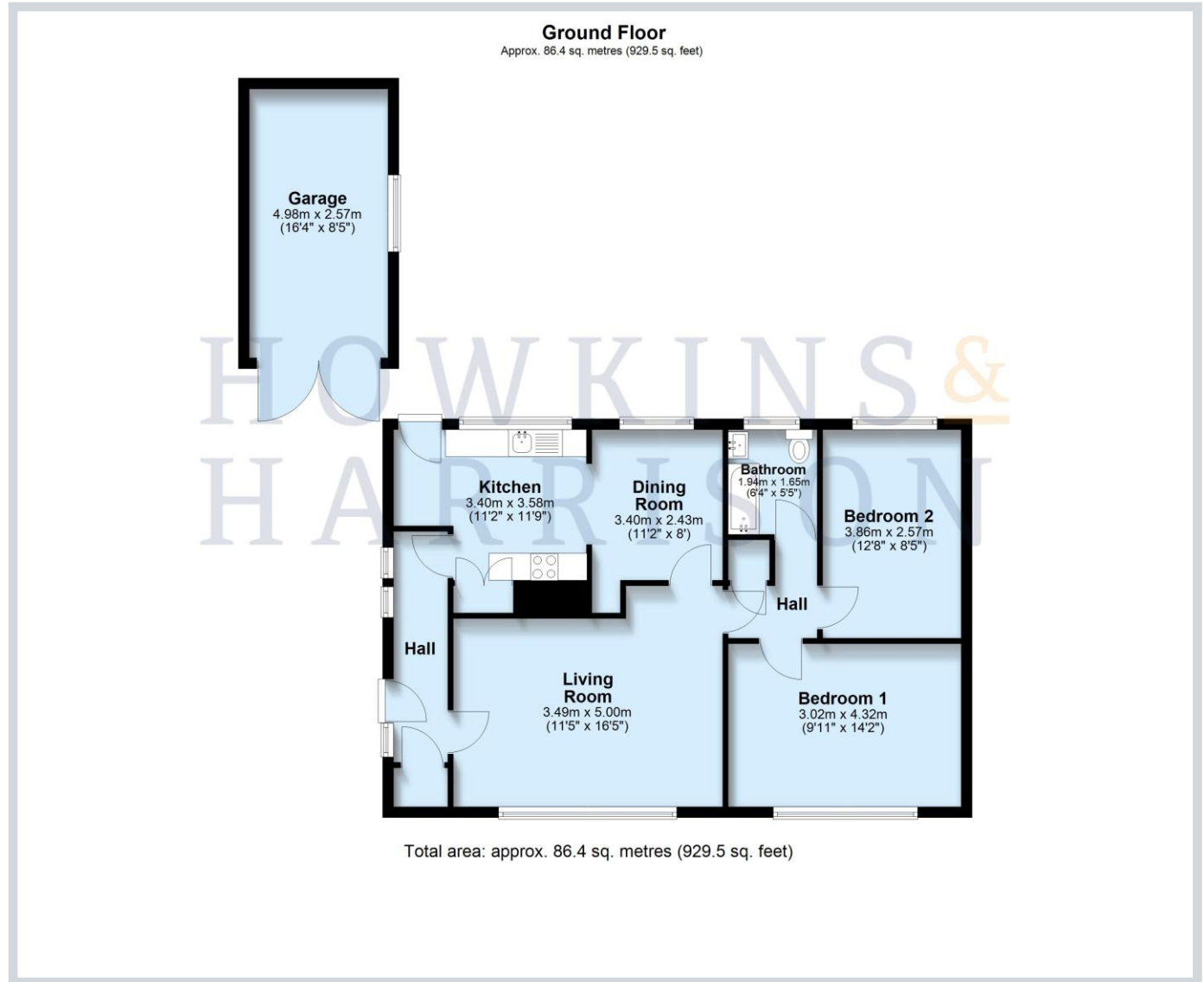
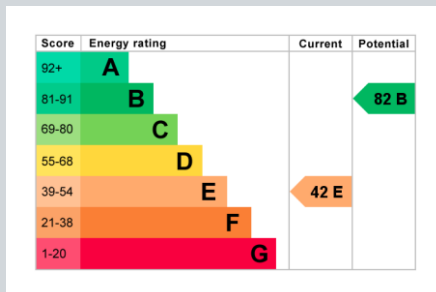
Services

None of the services have been tested. We are advised that mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is available.

Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax Band - D



Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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