



15 Babelake Street, Packington, Leicestershire, LE65 1WD

HOWKINS &
HARRISON

15., Babelake Street,
Packington,
Leicestershire, LE65 1WD

Asking Price: £400,000

A well-proportioned three-bedroom detached family home set within the sought-after National Forest village of Packington, offering 1,274 sqft of accommodation including a garage, driveway and gardens.

The property has been attractively presented and features parquet-style flooring to the main ground floor living spaces, a comfortable living room opening through to the dining room, and a fitted kitchen with a useful adjoining store and WC. A conservatory sits to the rear, providing a pleasant additional reception space overlooking the garden.

Upstairs, there are three bedrooms served by a modern shower room, making this a practical home with a great village setting and convenient access to Ashby-de-la-Zouch.

Huge potential/scope for development/extension, plans available.



Location

Packington is a well-regarded village on the outskirts of Ashby-de-la-Zouch, offering a friendly community feel with its popular village store and post office, well-regarded Church of England primary school, village hall, and the long-established Bull & Lion public house. Surrounded by attractive Leicestershire countryside, the village provides excellent access to Ashby's wider range of amenities, while also being well placed for commuting via the A42 and A511 to the region's major centres. Schooling options extend into Ashby and neighbouring villages, making Packington a consistently sought-after location for families and professionals.

Features

- Three-bedroom detached family home
- Three reception rooms including conservatory
- Parquet flooring to main reception rooms
- Fitted kitchen, store and WC
- Modern first-floor shower room
- Attached garage with driveway parking
- Plans drawn up for development of existing property
- Sought-after National Forest village location
- Excellent access to A42/M42 commuter routes



Accommodation Details – Ground Floor

The property is approached via the driveway and porch, with the front door opening into the hall, where the staircase rises to the first floor. From the hallway, a door leads into the living room, a comfortable reception space enjoying two windows to the rear elevation overlooking the garden. Double doors open through into the dining room, creating a natural connection between the principal reception rooms. A door from the dining room leads into the kitchen, which is fitted with a range of units. From the kitchen, a further door opens into an inner hallway, providing access to the attached garage, a door to the front outside, and doors leading to the store, WC, and the conservatory. The conservatory enjoys a large window to the rear and a door opening out to the garden, offering a pleasant additional reception space.

First Floor

The staircase rises to a first-floor landing, which is naturally bright thanks to a large multi-paned window to the front elevation, and gives access to three bedrooms, all served by the shower room.

Outside

Outside, the property benefits from driveway parking leading to the attached garage, with gardens to both the front and rear, the rear garden positioned behind the conservatory and providing an enclosed outdoor space within this popular village setting.

Agents Note

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



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.



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

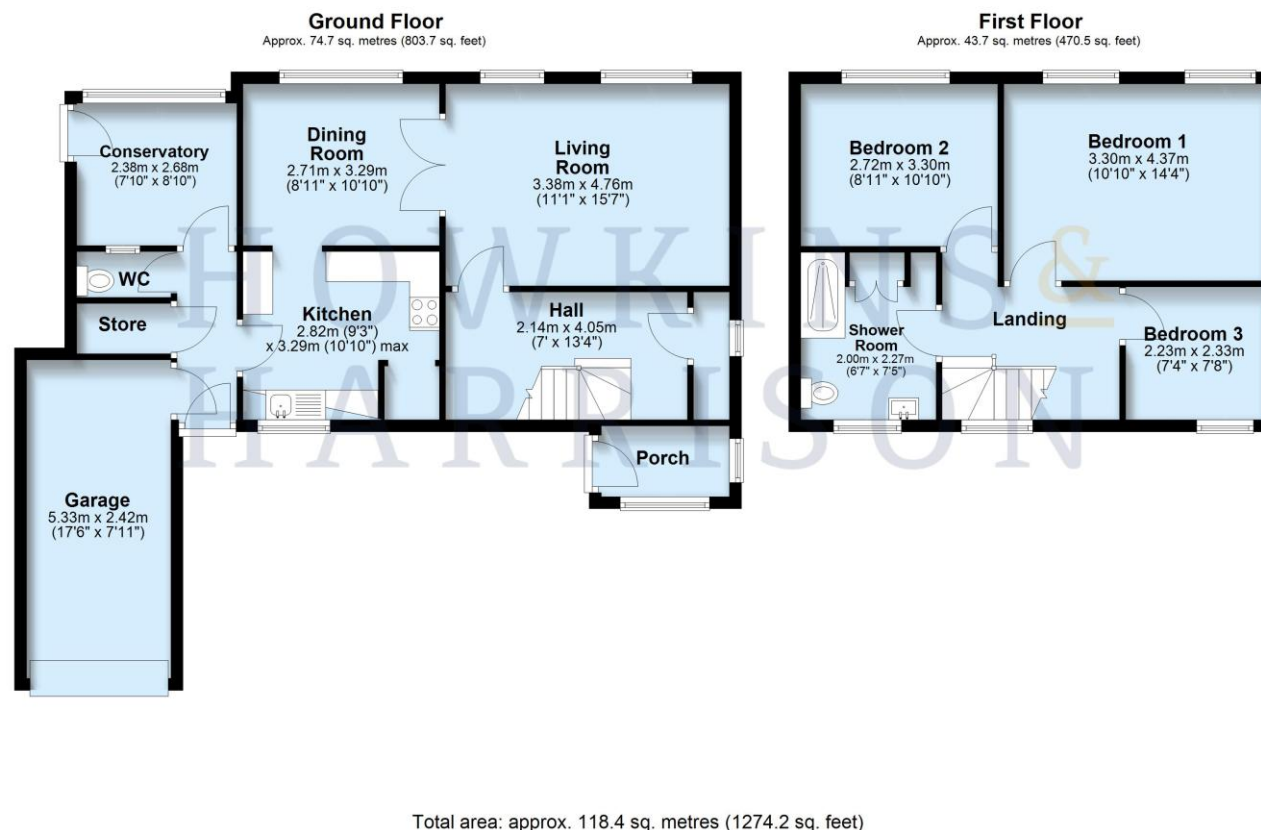
None of the services have been tested. We are advised that the property benefits from mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is connected to the property.

Local Authority

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

Council Tax Band – Band - D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



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.