



Hall Farm Close, Packington



4



3



2

£750,000



### Key Features

- Stunning Bespoke Four-Bedroom Detached Home by Lychgate Homes
- Located in a Private Courtyard Development in Packington Village
- Grand Living Kitchen Diner Handcrafted by Charnwood Kitchens
- Quartz Worktops | Bosch Appliances | Underfloor Heating
- Snug Lounge + Wood Burning Stove
- Home Office | Cloakroom/W.C.
- EPC rating B





Welcome to an exquisite architectural masterpiece nestled in the charming village of Packington. This bespoke four-bedroom detached home crafted by the esteemed Lychgate Homes promises refined elegance blended with superior craftsmanship. Nestled within a secluded courtyard, this masterpiece seamlessly marries modern luxury with timeless charm.

As you step inside, be greeted by the generous entrance hall, where high ceilings and oak-engineered flooring lead to your snug lounge, enhanced by dual aspect windows and a feature wood-burning stove. The heart of this home is the grand living kitchen diner, an entertainer's dream boasting bi-folding doors and a generous 25ft layout. Revel in the elegance of a handcrafted Charnwood kitchen, complete with two-tone cabinets, quartz worktops, and top-of-the-line Bosch appliances. Bi-fold doors seamlessly connect the interior to the outdoor space, offering a perfect flow for gatherings. Complementing the kitchen, the utility room provides ample space for a washer and dryer, while a dedicated home study provides a private and productive workspace.

Ascend to the first floor, where four lavish double bedrooms beckon. The master suite is a sanctuary with its custom-fitted Charnwood wardrobes and a luxurious Porcelanosa en-suite. The second bedroom includes its own en-suite, while the other two bedrooms share a beautifully three-piece Porcelanosa designed family bathroom, ensuring convenience and elegance.

Venture outside to discover a south-facing garden, a private oasis basking in sunlight. The elegant Indian stone patio invites alfresco dining, bordered by lush, vibrant landscaping. Enhanced privacy is ensured with well-appointed fenced boundaries, complemented by a timber pergola featuring an outdoor kitchen, complete with a pizza oven and built-in BBQ.

With ample parking, electric car charger point and a double garage, this delightful family home promises tranquillity, privacy, and unmatched quality in the idyllic setting of Packington village. This is not just a house; it's your forever home - Don't miss the chance to make this exquisite property yours.

Packington is a quintessential English village nestled within the scenic Leicestershire countryside, offering a serene retreat from the hustle and bustle of city life while maintaining convenient access to key urban centres. With roots that stretch back hundreds of years, the village exudes a rich history and charming character. Its picturesque streets are dotted with traditional stone cottages, and the local community is known for its friendly and welcoming atmosphere. Residents often enjoy leisurely strolls along the village's peaceful lanes and footpaths, taking in the country air and beautiful landscapes.

The village of Packington is ideally situated just a short distance from the historic market town of Ashby-de-la-Zouch, renowned for its vibrant town centre, medieval castle, and delightful mixture of independent shops, cafes, and restaurants. Ashby-de-la-Zouch offers all necessary amenities and conveniences, while also hosting a lively programme of town events and activities throughout the year, making it a cultural hub for residents of Packington and the surrounding areas.

For families, Packington provides access to excellent educational options. Nearby reputable primary and secondary schools offer quality education for children of all ages, ensuring families can settle into the area with confidence in the schooling available. Additionally, various clubs and activities are hosted in and around the village, giving children and teenagers ample opportunities to engage in sports, arts, and social events.

Commuters will appreciate Packington's well-connected location. Despite its rural charm, the village is well-positioned within easy reach of major road networks, providing straightforward commuting links to larger cities such as Birmingham, Leicester, and Nottingham. The nearby East Midlands Airport offers international travel options, making global connections straightforward for both business and leisure travel.

## ACCOMMODATION

ENTRANCE HALLWAY 5.56m x 3.33m (18'2" x 10'11")

LOUNGE 5.56m x 3.39m (18'2" x 11'1")

CLOAKROOM/W.C. 1.76m x 0.99m (5'10" x 3'2")

STUDY 3.76m x 2.27m (12'4" x 7'5")

25FT LIVING KITCHEN 7.85m x 5.01m (25'10" x 16'5")

UTILITY ROOM 2.95m x 2.23m (9'8" x 7'4")

## FIRST FLOOR ACCOMMODATION

BEDROOM ONE 5.56m x 2.72m (18'2" x 8'11")

EN-SUITE SHOWER ROOM 2.48m x 1.77m (8'1" x 5'10")

BEDROOM TWO 4.16m x 3.03m (13'7" x 9'11")

EN-SUITE SHOWER ROOM 1.74m x 1.74m (5'8" x 5'8")

BEDROOM THREE 4.04m x 2.41m (13'4" x 7'11")

BEDROOM FOUR 3.66m x 2.58m (12'0" x 8'6")

FAMILY BATHROOM 2.91m x 1.7m (9'6" x 5'7")

DOUBLE GARAGE 5.97m x 5.04m (19'7" x 16'6")

## COUNCIL TAX BAND:-

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

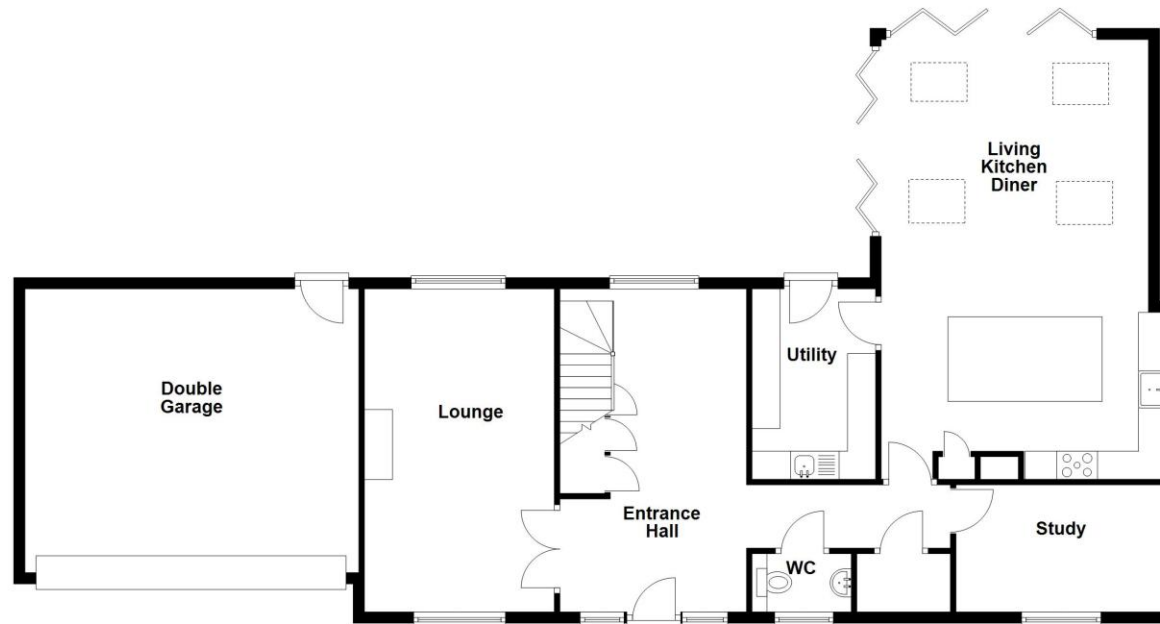
## HOW TO GET THERE:-

Postcode for sat navs: LE65 1GX

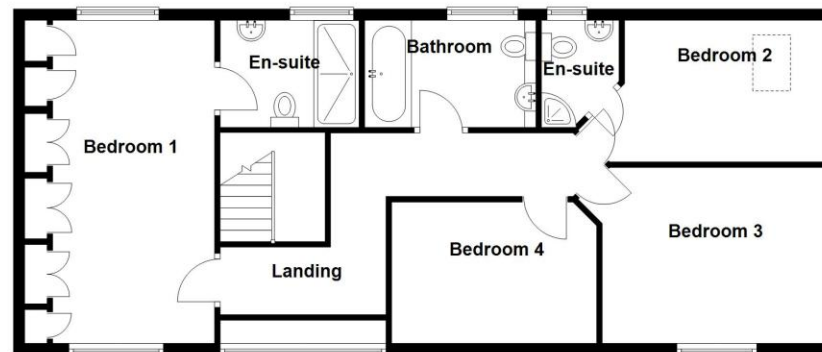
## PLEASE NOTE:-

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

