Superior Homes

Royston & Lund

10 Mill Street

Packington | LE65 1WL

Offers In The Region Of £775,000

This distinguished four-bedroom luxury detached residence in Packington seamlessly blends modern refinement with period charm, showcasing character features throughout, enjoying immediate access to the surrounding countryside.

The property offers a wealth of reception space, including a dining room and lounge, both boasting original fireplaces and elegant bay windows that flood the rooms with natural light. Just off the lounge sits a versatile study, ideal for home working or quiet retreat.

At the heart of the home lies a truly impressive open-plan kitchen and living space. The kitchen is fully fitted with premium integrated appliances, bespoke cabinetry, and high-quality worktops, including a Rangemaster oven, dishwasher, fridge, and freezer. The adjoining utility room continues the same refined aesthetic, enhanced by exposed wooden beams. A connecting WC also features matching cabinetry for a cohesive finish. The open-plan living area flows effortlessly through to the conservatory, connecting both the hallway and open-plan living space, creating an adaptable and sociable layout.

Ascending the grand staircase, you are greeted by four generously proportioned bedrooms. Two of the bedrooms share a walk-through en-suite shower room fitted with high-grade sanitary ware and tiling illuminated by a Velux window. The main bedroom is a standout feature, offering a vaulted ceiling and its own en-suite shower room. A spacious landing and a beautifully appointed family bathroom—complete with both bath and separate shower —complete the first floor.

The garden is thoughtfully designed with smart stone slabbing, a well-kept lawn, raised planting areas, and an original-style lamp post that adds to the property's period character. A double garage and ample parking further enhance its appeal. Throughout, the property has been sensitively refreshed with tasteful new finishes, presenting a home that honours its heritage while offering a fresh, ready-to-enjoy environment.

- Offers in the Region of £775,000
- **No Upward Chain**
- Four Bedroom Detached with Multiple Reception Rooms
- Historic Building Thoughtfully Recreated
- Brand New Premium Kitchen Installed
- Vaulted Ceiling Principal Bedroom with En-suite
- Neatly Tucked Away in a Great Location
- Conservatory / Ample Size Garden
- Double Garage / Off-Road Parking
- EPC Rating - D / Council Tax Band - G/ Freehold

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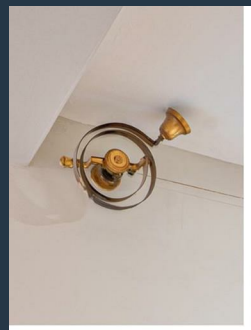
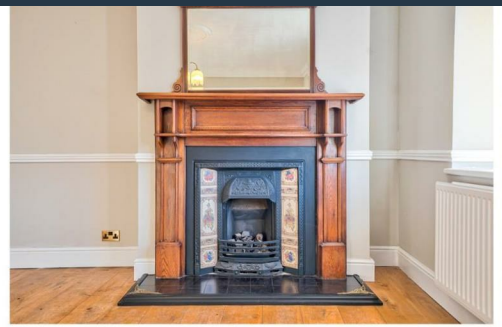
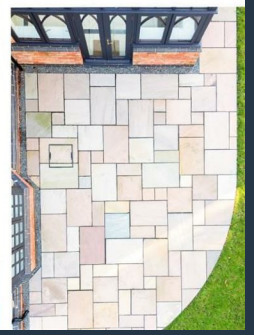




Mill House
Rebuilt
A.D. 1977



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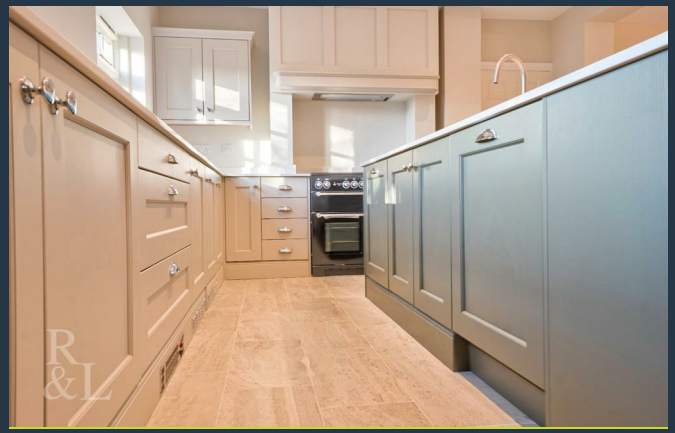
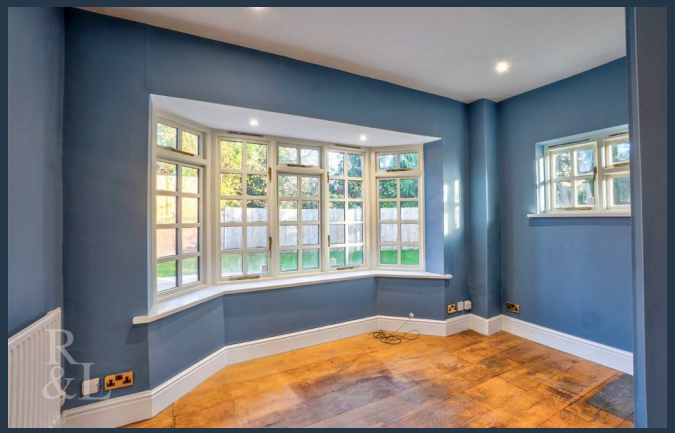




For leisure and outdoor activities, Packington lies within the National Forest and is close to countryside, woodland walks and local outdoor recreation.

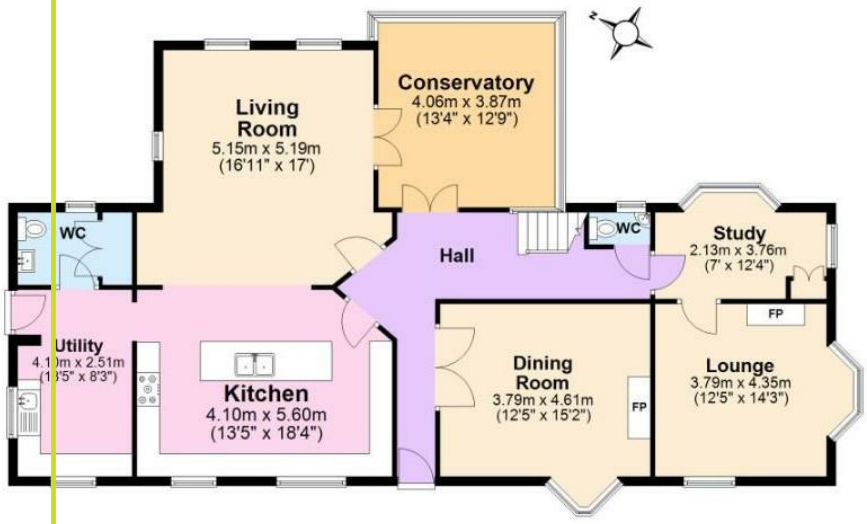
Families benefit from Packington Church of England Primary School and Ashby Willesley Primary School. The nearest secondary school, Ashby School is located in Ashby-de-la-Zouch.

This property is well connected via the A42, providing quick access to the Midlands motorway network, and the A511, which links directly to Ashby-de-la-Zouch, Coalville and Burton-upon-Trent. These routes make the village convenient for commuting while still offering a peaceful rural setting.

For More Information;
https://reports.sprift.com/property-report/?access_report_id=5084326
*Please note, boundary in link is incorrect **

Ground Floor

Approx. 173.9 sq. metres (1872.3 sq. feet)



First Floor

Approx. 111.7 sq. metres (1201.9 sq. feet)

Total area: approx. 285.6 sq. metres (3074.2 sq. feet)

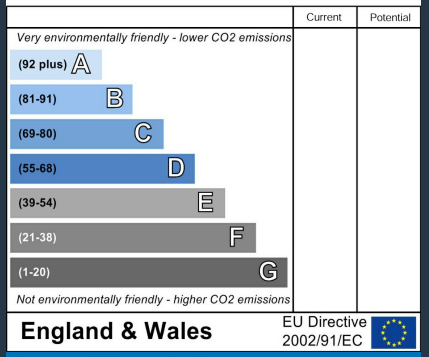
The Property Ombudsman

naea | propertymark PROTECTED

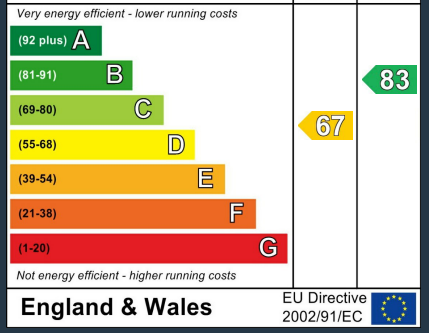
THE GUILD PROPERTY PROFESSIONALS

EPC

Environmental Impact (CO_2) Rating



Energy Efficiency Rating



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