

Normanton Road

Packington, Ashby-de-la-Zouch, LE65 1WR

John 
German






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£825,000



A substantial and beautifully presented family home offering generous and versatile accommodation across two floors, complemented by exceptional mature gardens. Featuring five bedrooms, two bathrooms, impressive open-plan living space, a well-appointed kitchen, and a wonderful indoor-outdoor flow, this unique property combines character, space, and superb family living.

A uPVC double entrance door opens into a welcoming entrance porch with tiled flooring and recessed matting, leading into the impressive L-shaped hallway. Beautiful wood block flooring runs underfoot, complemented by a coved ceiling above, with access leading naturally to the principal living accommodation.

Immediately to the left is the heart of the home; a stunning open-plan living, dining, and kitchen space. The room is beautifully proportioned with a wide walk-in bay window providing an abundance of natural light and creating an ideal dining and seating area. The kitchen has been exceptionally well appointed with a comprehensive range of wall and base mounted units, complemented by contrasting work surfaces and incorporating a traditional double Belfast sink with period-style mixer tap. There is space for a range-style cooker, fridge freezer, and dishwasher, alongside a breakfast bar area perfect for family mornings and entertaining. Two uPVC double glazed windows overlook the rear gardens, while the practical tiled flooring continues through into the adjoining utility room. Here you will find further storage, solid timber work surfaces, appliance spaces, a uPVC double glazed window, and a door opening directly onto the gardens.

Alongside the main kitchen and dining space is a wonderful open-plan L shaped lounge and family area, generous in size and flooded with natural light from its triple aspect windows. French doors open directly onto the gardens, creating a fantastic indoor-outdoor connection. The focal point of the room is a feature open fireplace with raised marble hearth and surround. The versatile layout also provides space for a study area or additional seating area, with stairs rising to the first floor.

Bedroom one is a generous front-facing double room featuring a walk-in bay window, additional side window, laminate flooring, ample space for a large bed, fitted wardrobes, and a seating area. The room also benefits from a recently refitted private ensuite shower room.

Bedroom two is another excellent double bedroom with a front-facing window, two built-in double wardrobes, and coved ceiling.

Bedroom three, located on the ground floor, is a lovely-sized single room with a side window overlooking the gardens.

Completing the ground floor accommodation is a beautifully appointed and recently updated family bathroom. Featuring a traditional pedestal wash basin, WC, and a contemporary freestanding roll-top style bath with pillar mixer taps and shower attachment. There is also a large oversized fully tiled shower enclosure with rainfall showerhead, with attractive tiling throughout complemented by tiled flooring.

On the first floor, the landing gives access to two further double bedrooms. The rear-facing bedroom enjoys dual aspect windows overlooking the gardens, space for a double or king-size bed, and fitted wardrobes.

The remaining bedroom is another interesting and versatile space, featuring a dormer double glazed window overlooking the gardens, fitted storage, and a useful sink. Double doors open into a walk-in wardrobe/storage area, with a further door leading into the remainder of the loft space, offering excellent potential for further conversion (subject to the necessary planning and building regulations).

Completing the first floor is a useful WC and wash basin with extractor fan.

Outside - Sitting up from the road behind screening trees and shrubs, the property has an expansive sweeping driveway which provides excellent parking and access to the garaging.

The gardens are a true gardener's paradise, beautifully stocked with an impressive variety of mature plants, shrubs, and trees. A wonderful space to explore, with winding pathways meandering through the garden and revealing hidden corners and secluded areas as you go. The expansive central lawn provides a superb focal point, surrounded by established planting and thoughtfully designed borders.

This exceptional home combines generous family accommodation, character features, flexible living spaces, and truly outstanding mature gardens.

Packington is a charming village nestled in the beautiful Leicestershire countryside, just one and a half miles from the historic market town of Ashby-de-la-Zouch, which offers a variety of boutique shops and restaurants. At the heart of the village community, you'll find the excellent Daybreak Services village shop, village coffee shop, a stunning Norman church, an active village hall, a well-regarded primary school, and the welcoming 17th-century pub, The Bull & Lion. With its strong sense of community and excellent local amenities, Packington is an ideal place to raise a family.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: Drive and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/23062026

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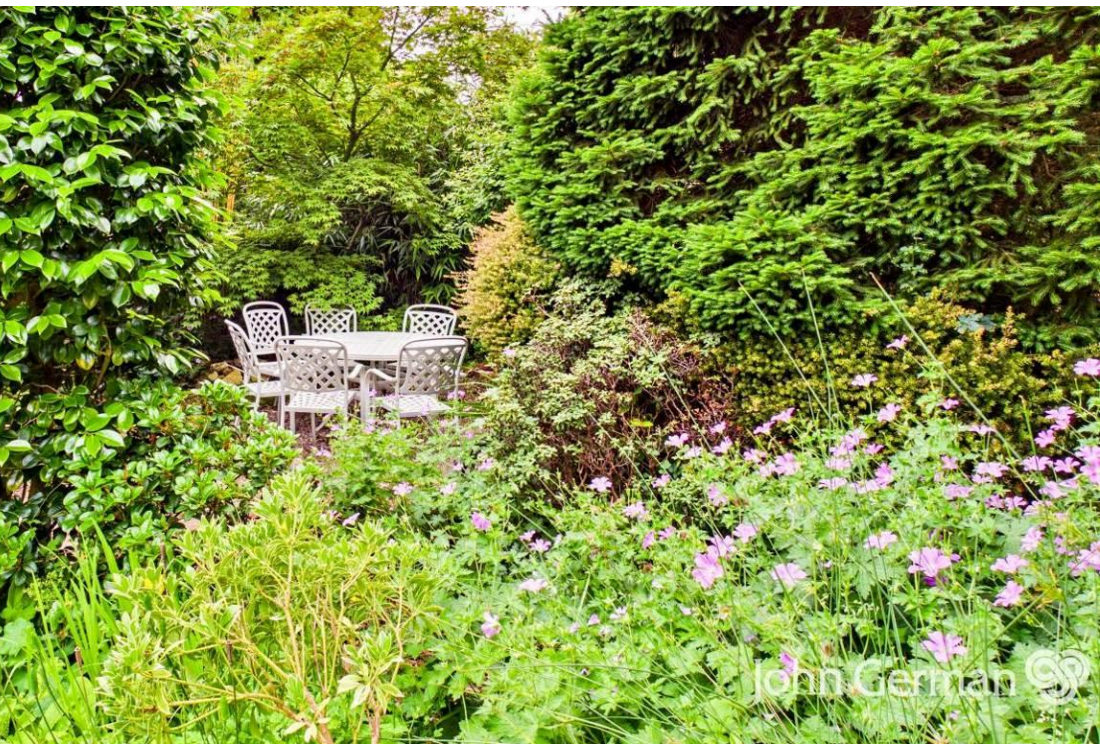
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Ground Floor

Approximate total area⁽¹⁾

222 m²
2389 ft²

Reduced headroom

6.1 m²
66 ft²



Floor 1



(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbsales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
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