Alexanders
MarketMakers.

Lower Packington Road
Ashby-De-La-Zouch

- Two bedroom detached bungalow
- Generous plot with established gardens
- Kitchen/diner with integrated appliances
- Living room with attractive bay window
- Two useful loft rooms with conversion potential
- Beautifully landscaped gardens
- Generous driveway and detached garage
- Sought-after Lower Packington Road
- EPC Rating D / Council Tax Band D / Freehold

A well-presented and deceptively spacious two bedroom detached bungalow, occupying a generous plot on the popular Lower Packington Road in Ashby-de-la-Zouch. The property offers comfortable single-storey living, together with two useful loft rooms which provide excellent potential for conversion, subject to the necessary planning and building regulations. The property further benefits from a detached garage, generous driveway and beautifully established landscaped gardens, making this an appealing home with considerable scope for future enhancement.

The property is entered via a welcoming entrance hall, providing access to the main rooms. The well-proportioned living room enjoys views over the front garden and features a fireplace, creating a comfortable focal point. The kitchen/diner is a particularly useful space, fitted with a range of units and offering ample room for both cooking and dining. There are two good-sized bedrooms, together with a shower room.

The property occupies an attractive plot with a generous paved driveway providing ample off-road parking and access to the single garage. The front garden has been thoughtfully landscaped with a wide variety of mature shrubs, conifers and ornamental planting, creating an attractive and private setting. Gated side access leads to the additional garden areas, with established borders and further planting adding to the overall appeal. The combination of generous parking, garage and attractive gardens is a particular feature of the property.

Location:
Lower Packington Road is a highly regarded residential location within the popular market town of Ashby-de-la-Zouch. The historic town centre is conveniently situated and offers an excellent range of independent shops, cafés, restaurants, public houses and everyday amenities. Ashby is surrounded by attractive countryside and provides a good choice of recreational and leisure facilities, whilst excellent road links provide convenient access to the surrounding towns and commercial centres. This established residential setting offers a desirable combination of convenience, character and accessibility.

Method of Sale:
The property is offered for sale by Private Treaty.

Measurements:
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:
The property is being sold freehold with vacant possession upon completion.

Local Authority:
Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band D.

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Alexanders

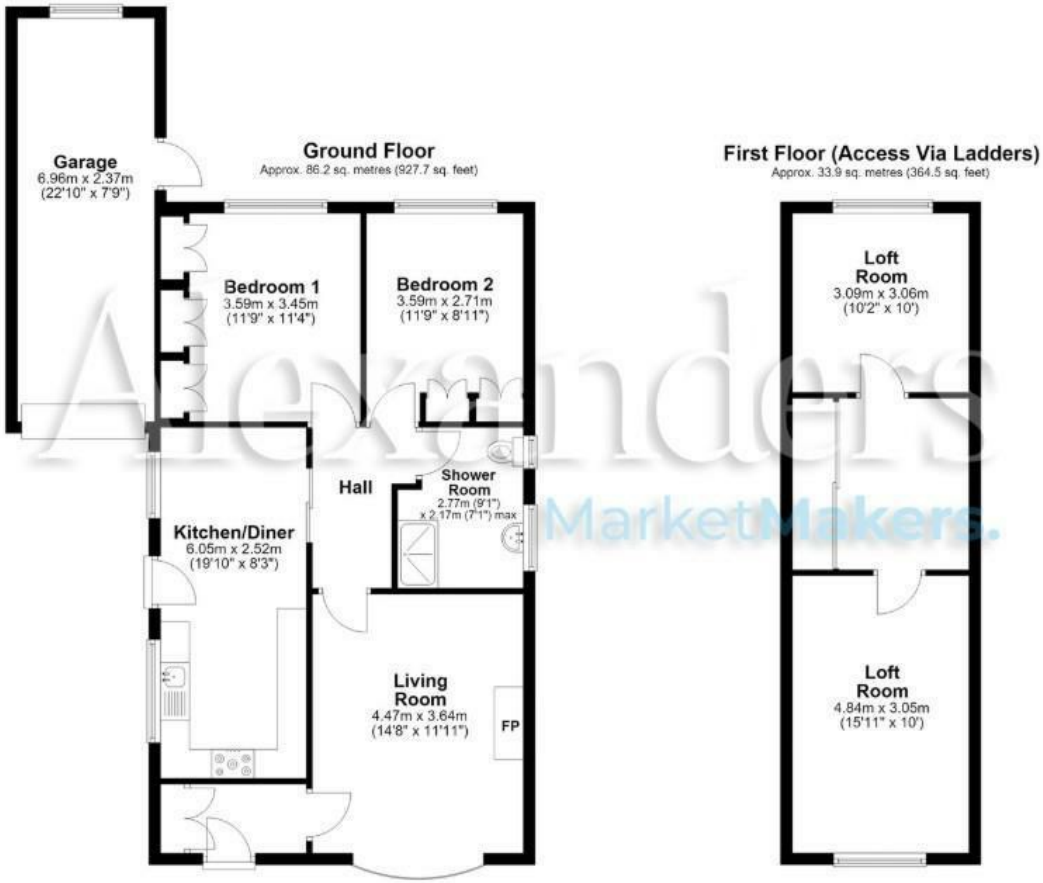
Alexanders

Alexanders

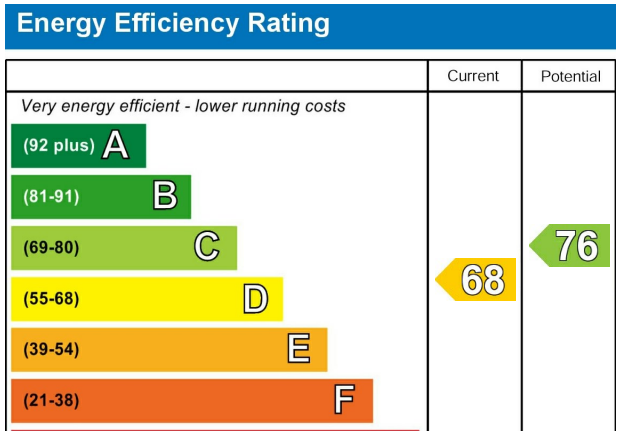
Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



Total area: approx. 120.1 sq. metres (1292.2 sq. feet)



Alexanders
MarketMakers.