



6, Bridge Street Packington, Leicestershire, LE65 1WB

HOWKINS &
HARRISON

6, Bridge Street,
Packington,
Leicestershire, LE65 1WB

Guide Price: £550,000

A substantial detached family home occupying a generous plot within the heart of the sought-after village of Packington, offering approximately 1,833 sq ft of versatile accommodation.

The property provides a flexible layout with three reception rooms, four bedrooms and an attached double garage, together with a private, non-overlooked rear garden. While well maintained, the accommodation would allow opportunity to personalise and reconfigure if desired.

Externally, the home enjoys an excellent frontage with ample driveway parking, gated side access, brick outbuildings and a mature garden setting.



Location

The property is situated within the heart of the highly regarded village of Packington, a popular North West Leicestershire location known for its strong community feel, attractive surroundings and convenient access to nearby towns. The village benefits from a well-regarded primary school, village shop, post office, church, public houses and village hall, with a wider range of shopping, leisure and schooling facilities available in Ashby-de-la-Zouch, which lies just a short drive away. Packington is particularly well placed for commuters, with excellent road links close by including the A42, providing swift access to the M42, M1 and M69 motorway networks, together with East Midlands Airport and regional business centres, making it an ideal location for both local and commuting buyers.

Features

- Detached family home in central village location
- Approx. 1,833 sq ft of accommodation
- Three versatile ground floor reception rooms
- Four bedrooms to the first floor
- Attached double garage and ample driveway parking
- Private rear garden, not directly overlooked
- Brick outbuildings, gated access and fish pond



Accommodation Details – Ground Floor

The property is approached via a generous driveway, leading to a porch and front door which opens into a central hallway. From here, the staircase rises to the first floor, and the cloakroom WC is positioned off the hall for everyday convenience. To the front of the house lies the main living room, a spacious and welcoming area which flows open plan through to the dining room, creating a versatile and sociable reception space. The dining area is set to the rear, enjoying a pleasant outlook over the garden and providing a natural continuation of the living accommodation. In addition, there is a further sitting / reception room, offering flexibility for a

range of uses and again benefiting from views over the rear garden. The kitchen sits centrally within the layout and is fitted with a range of units, with access through to the utility room which provides additional storage and workspace. From here there is internal access to the attached double garage, along with double doors leading to outside. Also located on the ground floor is a separate shower room, adding further practicality to the arrangement.

First Floor

The staircase rises to a landing giving access to all four bedrooms and the family bathroom. Bedroom one, positioned to the front of the property, is a well-proportioned double room with built-in wardrobes. Bedroom four, also to the front, similarly benefits from fitted storage. To the rear, bedrooms two and three both enjoy views over the garden and again incorporate built-in storage, offering comfortable and well-organised accommodation. A family bathroom is fitted with a three-piece suite.



Outside

To the front, the property enjoys a wide driveway providing ample off-road parking and access to the attached double garage. The rear garden is a notable feature, offering a good degree of privacy and not being directly overlooked. It is arranged with paved seating areas and lawn, complemented by mature planting, a fish pond, and brick-built outbuildings providing useful storage. Gated side access links the front and rear of the property, enhancing both practicality and security

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 main water, drainage and electricity are connected to the property. The central heating is gas fired and broadband is connected to the property.

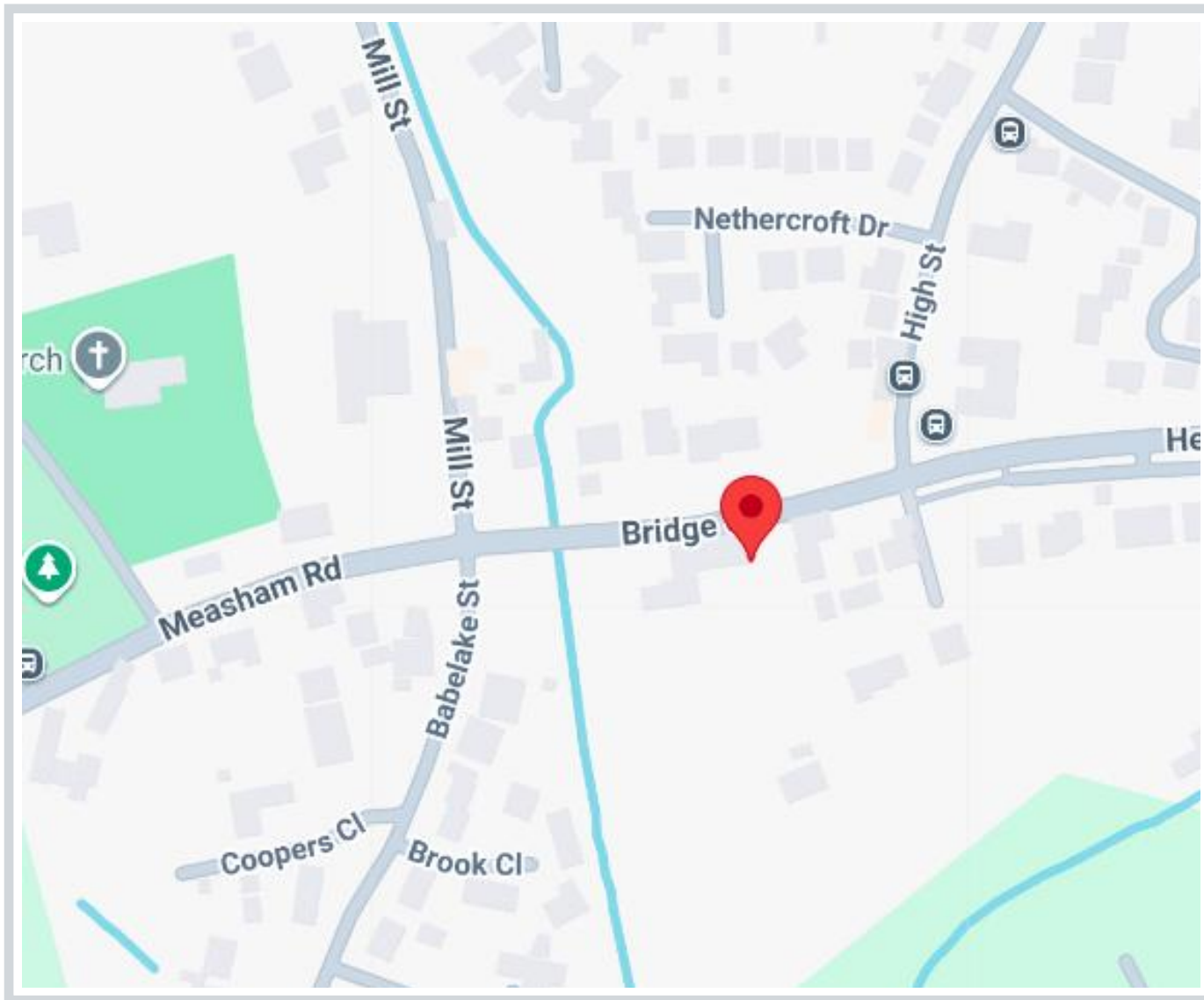
Local Authority

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

Council Tax Band – Band - F

**HOWKINS &
HARRISON**

AWAITING EPC



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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.



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