

Alexanders
MarketMakers.

The Grange
Packington

- Charming detached bungalow
- Circa 1,830 square feet of living accommodation
- Open plan kitchen/dining/family room
- Superb family living room and garden room
- Main bedroom with en suite shower room
- Well-proportioned rear garden
- Double garage and off-road parking
- Delightful setting within Packington village
- EPC Rating D / Council Tax Band F / Freehold

Nestled discreetly within the heart of Packington, this magnificent detached bungalow enjoys a delightful cul-de-sac position, offering both privacy and a wonderful sense of community within the village setting.

Beautifully renovated by the current owners, the property has been thoughtfully enhanced both internally and externally to create a stylish and contemporary home finished to an exceptional standard. Generous proportions, an abundance of natural light and a flowing open-plan layout combine effortlessly with elegant Umbrian stone flooring, which extends throughout much of the home, creating a cohesive and sophisticated interior.

Approaching the property, you are immediately greeted by an attractive frontage that perfectly balances modern design with welcoming character. A striking combination of contemporary cladding and clean rendered finishes provides strong visual appeal, while a substantial driveway offers ample off-road parking for multiple vehicles, ensuring both practicality and convenience for residents and visitors alike.













Accommodation:

Upon entering, a bright and welcoming entrance hall sets the tone for the home, flooded with natural light and providing access to all principal accommodation. At the heart of the property lies a superb open-plan kitchen/dining/family room that spans the depth of the home, offering a truly impressive space for everyday living and entertaining. The kitchen is fitted with timeless matching units, sleek integrated appliances and generous work surfaces, while the dining and family areas allow for a variety of freestanding furnishings, creating a flexible and sociable living environment.

To the rear of the home, a well-proportioned family living room provides a relaxing retreat, enjoying pleasant views over the garden. This space flows beautifully into an adjoining garden room, which offers a tranquil setting to enjoy the surrounding greenery and provides direct access onto the rear patio, effortlessly blending indoor and outdoor living.

The bungalow offers three excellent bedrooms, each well-sized and thoughtfully arranged to provide comfortable accommodation for family members or guests. The main bedroom benefits from the added luxury of a private en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom fitted with a matching three-piece suite.

Gardens and land:

Outside, the rear garden continues the property's impressive appeal, offering a peaceful and private outdoor space ideal for both relaxation and entertaining. The garden begins with a fenced patio area before extending onto a well-maintained central lawn. At the foot of the plot, a gravelled seating area provides an additional spot for outdoor gatherings, all framed by mature shrubbery and newly installed fencing that enhances both privacy and presentation.

Location:

Packington is a charming village on the outskirts of Ashby-de-la-Zouch, offering a peaceful rural setting with a strong sense of community. The village is known for its historic charm, picturesque streets, and surrounding countryside, perfect for walking and cycling.

Amenities include a local pub, village hall, and nearby schools, with more extensive shopping, leisure, and healthcare facilities available in Ashby-de-la-Zouch. The village regularly hosts community events, fostering a welcoming atmosphere for residents.

For commuters, Packington benefits from easy road access via the A42 and M42, connecting to Leicester, Birmingham and the wider Midlands. Public transport links include bus services to Ashby-de-la-Zouch and surrounding towns, making it well-positioned for both work and leisure.

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 F.









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.

The property benefits from solar panels and a battery store.

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

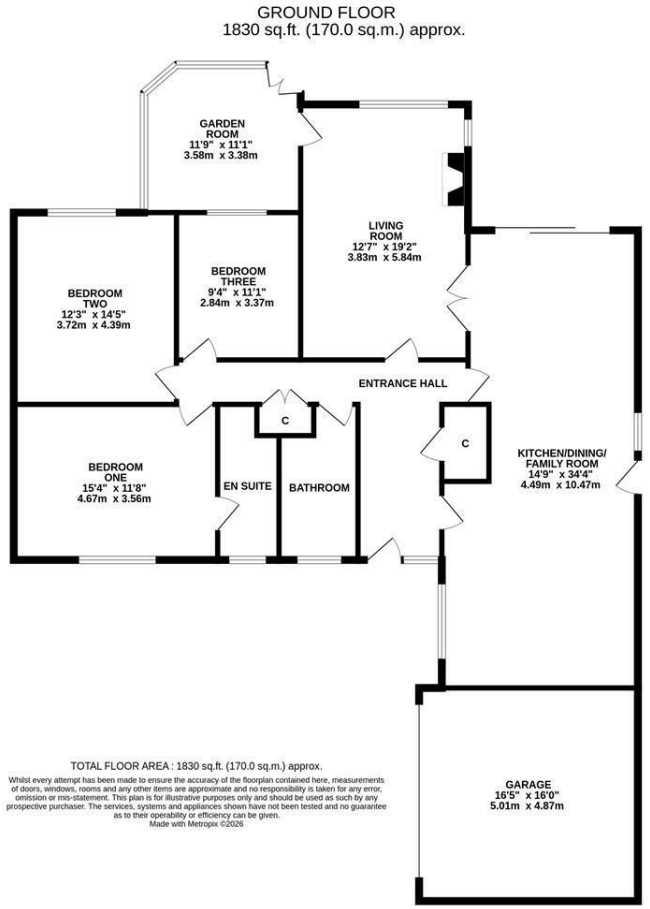
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

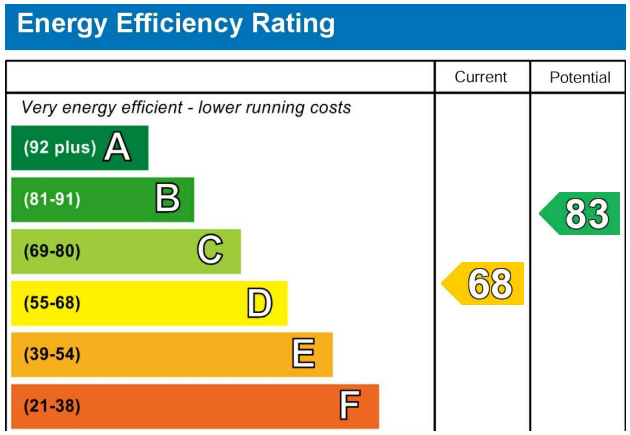
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither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

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.









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