



35, Normanton Road Packington, Leicestershire, LE65 1WS

HOWKINS &
HARRISON



35, Normanton Road,
Packington,
Leicestershire, LE65 1WS

Guide Price: £1,195,000 – 1,295,000

Located within the heart of Packington village, having been considerably improved and renovated to an exceptionally high standard throughout.

Having versatile internal accommodation amounting to over 2500sqft 35 Normanton Road presents a rare opportunity to acquire an immaculately presented family home with the potential for further development. Sitting on a 1.24 acre plot the main residence briefly comprise:- large entrance hall, cloakroom WC, lounge, dining room, snug/study, an enviable 'L' shaped open plan living/dining/kitchen with two sets of bi-fold doors to the garden and a matching utility room off. The first floor offers five good sized bedrooms serviced by two en suite shower rooms and a family bathroom.

Externally the property opens up into extensive gardens with a large landscaped patio area as well as a detached double garage and ample off road parking to the front elevation.



Location

Packington village is located approximately one mile due south of the thriving market town of Ashby de la Zouch, offering a range of local amenities and facilities, together with excellent road links via the A42 dual carriageway to East Midland conurbations beyond and the M1 motorway corridor. Packington village boasts a Church of England Primary School with 'Good' OFSTED rating, local village store, café, public house, together with a recently rebuilt village hall located at the heart of the village. Packington is well served with footpaths to the recently formed Jubilee Woods and established woodland of the National Forest.



Accommodation Details – Ground Floor

From the front elevation the property opens into a welcoming entrance hallway with staircase that rises up onto the first floor landing, doors lead off giving access across the entirety of the ground floor living accommodation. To the left and right are two generously sized reception rooms that could be used as living space or formal dining rooms. Further down the hallway a door to the left opens into the third reception room that would make an ideal home office/study. Completing the ground floor and a real feature of the property is a modern, 'L' shaped open plan living/dining/kitchen that stretches across the back of the property offering views and access out into the landscaped rear garden via three individual sets of bifold doors.





First Floor

The single flight staircase rises from the entrance hallway leading to the first floor landing where you will find all five double bedrooms and the family bathroom. The principal bedroom overlooks the rear elevation and alongside bedroom number two, has access into their own separate en suite shower rooms. The remaining three bedrooms are all generous in size and are serviced by a modern three piece family bathroom.

Features

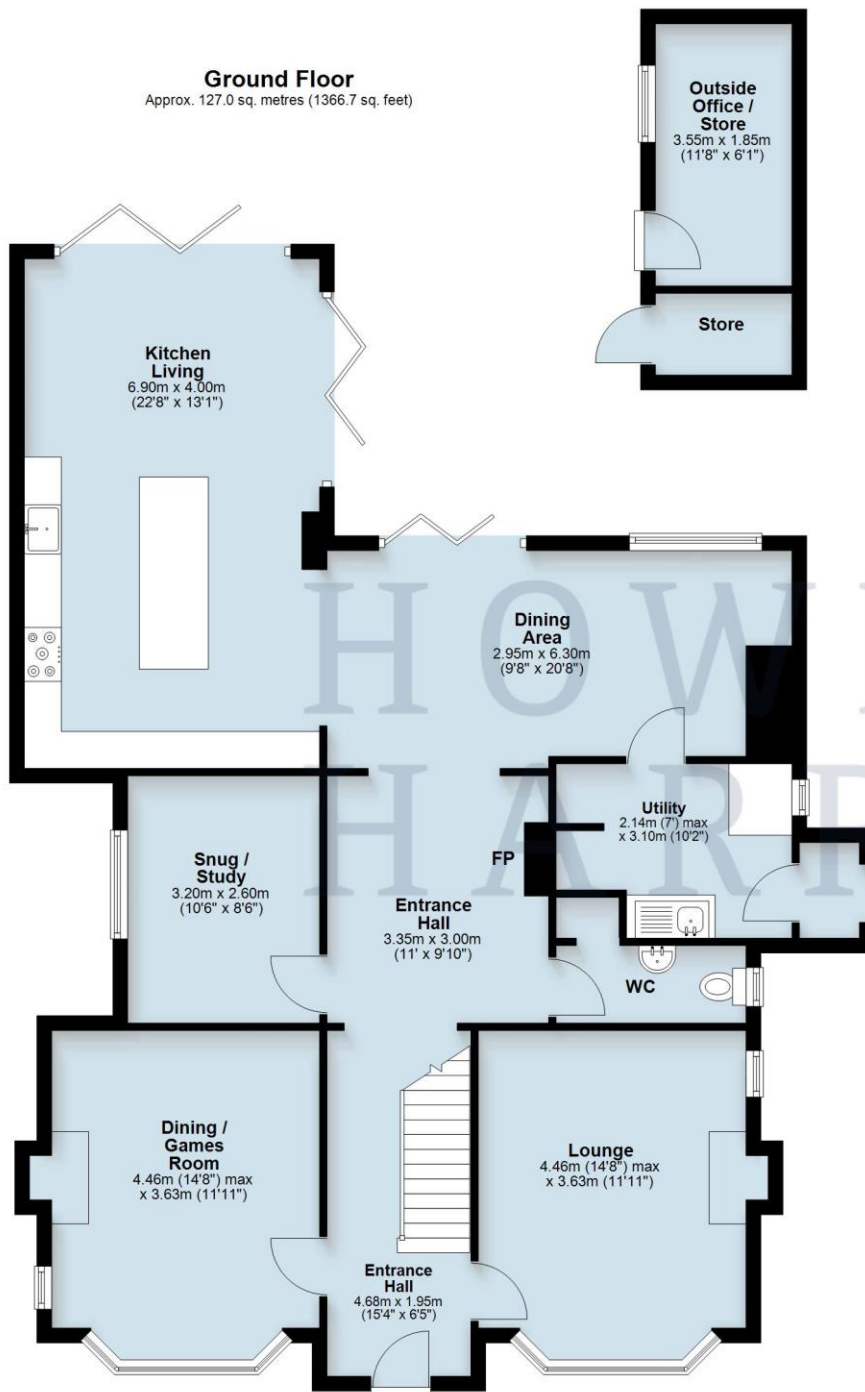
- An exceptional detached family residence
- Guide price £1,195,000 - £1,295,000
- Occupying a plot of 1.24 acres, potential development
- Subject to an uplift clause of 25% of GDV for 25 years
- Generous, versatile accommodation totalling 2542sqft
- Four reception areas and five large bedrooms
- Two en-suite shower rooms and a family bathroom
- Sought after village location
- Close to excellent amenities and road links







Ground Floor
Approx. 127.0 sq. metres (1366.7 sq. feet)



First Floor
Approx. 109.2 sq. metres (1175.9 sq. feet)



Total area: approx. 236.2 sq. metres (2542.6 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Measurements of rooms, doors, windows and other items are approximate, no responsibility is taken for errors, omission or mis-statement. Item icons such as bathroom suites, sinks are representations only and may not look like the real items.
Plan produced using PlanUp.

Outside, Gardens and Grounds

From the road the property can be accessed via an in and out driveway that provides ample off road parking and a detached double garage allows for further parking but could equally be used for storage. The property can be accessed from both sides leading into the landscaped rear garden totalling 1.24 acres. Mainly laid to lawn with a large patio also led from the living kitchen that creates an ideal space for outdoor entertaining.

In addition the property does potentially offer further development to the rear that can be discussed in more detail with a member of the Residential Sales Team.

Development Uplift Clause

The sale of 35 Normanton Road will be subject to a development uplift of 25% of GDV for 25 years.

An opportunity to buy out the above clause is available, please speak with a member of the Residential Sales team to discuss further.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Tenure & Possession

The property is freehold with vacant possession being given on completion.



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on [Tel:01827-718021](tel:01827-718021) 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 mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired and talk talk is the current broadband provider.

Local Authority

North Warwickshire Borough Council - [Tel:01827-715341](tel:01827-715341)

Council Tax

Band- G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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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