

Homecroft Drive

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

John
German





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£550,000



A beautifully renovated and stylishly appointed detached bungalow, thoughtfully transformed to create an exceptional turn-key home. Offering elegant interiors, superb open-plan living, a stunning kitchen and dining space with a lantern roof and full-width bifold doors, three double bedrooms and a versatile detached garden room, this is a home that effortlessly combines contemporary comfort with practical everyday living and entertaining.

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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, The Nook a friendly 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.

Accommodation

The property is entered via a half-glazed cottage-style composite door, opening into an inviting central reception hallway with attractive oak flooring, a contemporary radiator and a useful storage cupboard.

The living room is positioned to the front of the property and enjoys an unusual triple aspect, with double-glazed windows allowing natural light to flood the space. Two contemporary radiators complement the room, while a feature fireplace with a marble surround and inset flame-effect fire provides an attractive focal point.

The real heart of this home is the impressive open-plan kitchen, dining and living space, beautifully designed to bring together everyday family life and entertaining. The refitted kitchen is both stylish and practical, featuring timeless Shaker-style base and wall-mounted cabinetry, complementary work surfaces and an inset one-and-a-half-bowl sink with mixer tap. Integrated appliances include a fridge freezer, induction hob, extractor hood, dishwasher, washing machine and a high-level oven and grill, with a fitted breakfast bar providing an ideal spot for informal dining.

The kitchen flows naturally into the dining area and an additional informal sitting room, overlooking the garden through the expansive bifold doors. This superb arrangement offers flexibility for both relaxed day-to-day living and larger gatherings, with the glazed lantern roof enhancing the feeling of space and maximising natural daylight. Opening directly onto the garden, the bifold doors lead to an extensive porcelain-paved terrace, providing an excellent setting for outdoor dining, entertaining and enjoying the warmer months.

An internal door from the kitchen provides access to the three-quarter garage, (not full size) which benefits from lighting, power, a combination boiler and an electric roller door, offering useful storage and further practical versatility.

The bungalow provides three generous double bedrooms, with the principal bedroom enjoying the benefit of two built-in double wardrobes and a beautifully refitted en-suite shower room. The contemporary white suite comprises a close-coupled WC, vanity unit with an inset wash hand basin, and a corner quadrant shower enclosure with full tiling, fitted with a rainfall showerhead and separate handheld shower attachment. Attractive floor tiling with under floor heating and a contemporary radiator complete this stylish and well-appointed space.

The principal refitted family bathroom continues the contemporary finish, featuring a crisp white suite comprising a vanity unit with inset wash hand basin and WC, alongside a bath with glazed shower screen and rainfall shower over. Attractive wall tiling, under floor heating and a contemporary feature radiator complete this well-appointed room.

Outside

The property is set behind a neat lawned and planted foregarden, with a generous double-width driveway providing ample off-road parking. Gated side access leads to a pathway continuing through to the rear garden and the garden room. The gardens are a real feature of the property, thoughtfully landscaped to provide an attractive and private outdoor setting. A central lawn is complemented by mature planted borders incorporating a variety of established shrubs and planting, creating a pleasant sense of enclosure. The garden is not overlooked, offering a welcome degree of privacy and an ideal setting for relaxing or entertaining outdoors. The extensive porcelain-paved terrace, accessed directly from the open-plan living space via the full-width bifold doors, further enhances the connection between the house and garden. Constructed in brick beneath a pitched tiled roof, the garden room offers a versatile additional space, equally suited to working from home, hobbies or simply enjoying a peaceful outlook over the garden. The main reception area features ceiling coving and a side-facing uPVC double-glazed window, with a square archway leading through to a second area. Here, useful base and wall-mounted cabinetry is complemented by a fitted desk, positioned beside a window overlooking the garden to create an attractive and practical workspace.

Agent Disclosure: The vendors are personal acquaintances of an employee of John German. The employee concerned will have no involvement in the handling or negotiation of the sale of this property.

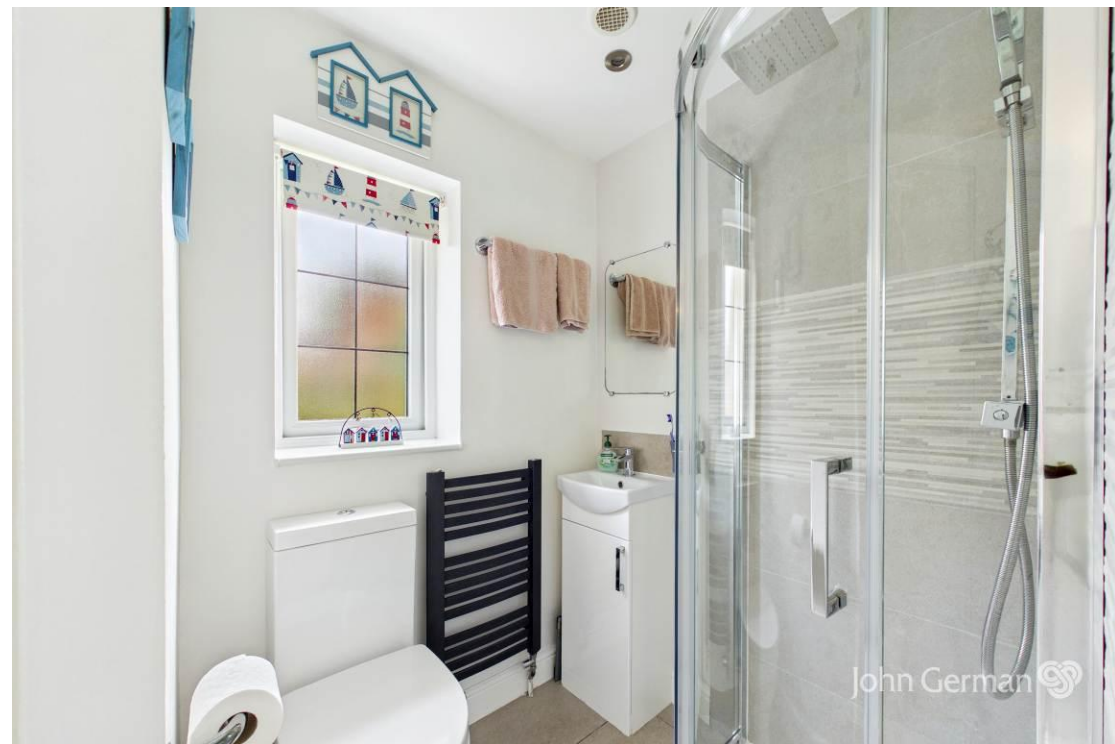
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.
It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Drive
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 Council / Tax Band E
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/09102026

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

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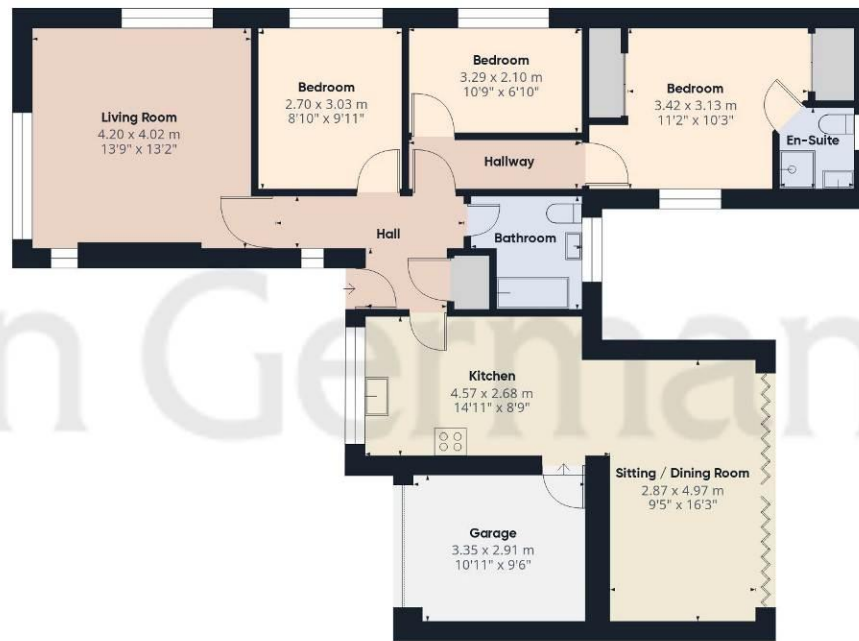




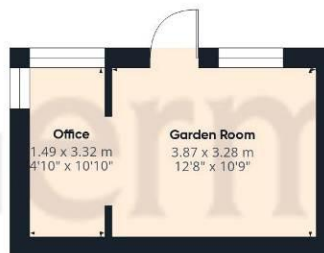








Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

116.3 m²

1252 ft²

(1) Excluding balconies and terraces

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

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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