



Leicester Road, New Packington, Ashby-
De-La-Zouch



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£975,000

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Key Features

- Four Bedroom Traditional Family Home
- Extensive Living Measuring nearly 3,000Sqft
- Self-Contained Two-Bedroom Annex, Ideal for Multi-Generational Living
- Grand 27ft Lounge + Two Further Reception Rooms
- Modern Open Plan Living | Kitchen | Diner
- Fully Equipped Home Office
- EPC rating U





Welcome to Leicester Road, a truly magnificent double-fronted detached family home in the charming hamlet of New Packington, nestled on the outskirts of Ashby's bustling market town. This extensively extended property boasts over 3,000 sqft of luxurious living space, perfect for those seeking a harmonious blend of traditional elegance and modern comforts. This enchanting property invites you to experience beautifully landscaped gardens, charming outdoor spaces, and the unique advantage of a spacious two-bedroom annex—ideal for extended family living or private guest accommodation.

As you enter, you're greeted by a grand 27ft lounge, adorned with a striking limestone fireplace and a stunning picture window, offering captivating field views. Entertain in style in the open-plan living kitchen/diner, featuring elegant walnut-style cabinets, sleek black granite countertops, and a central island ideal for gatherings. The home also comprises two further reception rooms with a snug family room, spacious conservatory and a fully-equipped home office, catering to every family's need for space and functionality.

The first floor houses a generous master suite with fitted wardrobes, a walk-in wardrobe, and an ensuite bathroom, complemented by two additional double bedrooms and a spacious single bedroom serviced with a three-piece family shower room.

To the rear an ideal abode for multi-generational living, the self-contained two-bedroom annex provides both privacy and comfort with private gardens and off-road parking.

Beyond the secure gates discover idyllic gardens, a summerhouse, and a hot tub space, alongside ample parking options with two double garages and a

workshop provide ample space for automotive enthusiasts or extra storage.

This is a rare opportunity to own a remarkable home set on a picturesque 0.85-acre plot, Call our Ashby team today and see this exceptional property for yourself!

New Packington is a charming hamlet located on the fringe of the historic market town of Ashby-de-la-Zouch in Leicestershire. This area is known for its picturesque landscapes and quintessential English countryside charm. Ashby-de-la-Zouch offers a host of amenities including independent shops, cafes, and restaurants nestled within its characterful streets. The town is home to several heritage attractions such as the impressive Ashby de la Zouch Castle, adding a touch of historical intrigue to the area.

Families moving to the area will find a selection of reputable schools including primary and secondary options, providing educational opportunities for children of all ages. Additionally, the area is well-serviced by public transport links, making it an ideal location for commuting. Major roads such as the M42 are conveniently accessible, connecting New Packington to larger cities like Birmingham and Nottingham, both offering a broader range of cultural and leisure activities.

Nature enthusiasts will enjoy the abundance of green spaces in and around New Packington. The nearby National Forest offers countless opportunities for outdoor recreation. With a vast network of walking and biking trails through enchanting woodlands, the forest provides a tranquil escape for those who appreciate the beauty of natural surroundings.





ACCOMMODATION

ENTRANCE HALLWAY 3.61m x 2.09m (11'10" x 6'11")

FAMILY ROOM 3.93m x 3.3m (12'11" x 10'10")

HOME OFFICE 3.95m x 3.63m (13'0" x 11'11")

INNER HALLWAY 2.67m x 2.41m (8'10" x 7'11")

LOUNGE 8.34m x 4.83m (27'5" x 15'10")

LIVING KITCHEN DINER 6.23m x 5.01m (20'5" x 16'5")

UTILITY ROOM 4.65m x 1.73m (15'4" x 5'8")

CLOAKROOM/W.C. 1.85m x 0.77m (6'1" x 2'6")

CONSERVATORY 6.19m x 4.27m (20'4" x 14'0")

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 4.98m x 4.45m (16'4" x 14'7")

EN-SUITE BATHROOM 2.69m x 1.67m (8'10" x 5'6")

WALK-IN WARDROBE 2.15m x 1.7m (7'1" x 5'7")

BEDROOM TWO 3.62m x 3.62m (11'11" x 11'11")

BEDROOM THREE 3.66m x 3.31m (12'0" x 10'11")

BEDROOM FOUR 2.4m x 2.36m (7'11" x 7'8")

THREE PIECE SHOWER ROOM 2.39m x 1.8m (7'10" x 5'11")

TWO BEDROOM ANNEX

ENTRANCE HALLWAY 4.57m x 0.94m (15'0" x 3'1")

ANNEX LOUNGE 4.94m x 3.75m (16'2" x 12'4")

ANNEX KITCHEN/DINER 4.94m x 3.04m (16'2" x 10'0")

ANNEX UTILITY ROOM 4.73m x 2.36m (15'6" x 7'8")

ANNEX BEDROOM ONE 4.58m x 2.88m (15'0" x 9'5")

ANNEX BEDROOM TWO 2.68m x 2.05m (8'10" x 6'8")

ANNEX SHOWER ROOM 2.04m x 1.74m (6'8" x 5'8")

OUTSIDE

DOUBLE GARAGE 5.9m x 5.67m (19'5" x 18'7")

DOUBLE GARAGE + WORKSHOP 8.75m x 5.9m (28'8" x 19'5")

GARDEN SUMMER HOUSE 4.9m x 3.67m (16'1" x 12'0")

COUNCIL TAX BAND:-

The property is believed to be in council tax band: G

HOW TO GET THERE:-

Postcode for sat navs: LE65 1TR

PLEASE NOTE:-

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.





