

Babelake Street

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

John
German





Babelake Street

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

£500,000

Beautifully extended detached bungalow tucked away on a quiet village lane, offering stunning open-plan vaulted living, three double bedrooms, a cosy lounge with log burner, delightful west-facing cottage gardens, garage, extensive parking, and no upward chain.

John German

Occupying a peaceful position along a quiet village lane, this beautifully extended detached bungalow is surrounded by enchanting cottage gardens and offers wonderfully light, spacious accommodation with an enviable east-west aspect. Thoughtfully designed around a stunning vaulted open-plan living space, the property features three double bedrooms, a cosy separate lounge with log burner, generous parking, a garage and delightful private west-facing gardens. Offered for sale with no upward chain, this is an exceptional opportunity for those seeking village life in a characterful yet practical home.

Set behind a crunchy gravel pathway and beneath a sheltering canopy porch, the entrance door opens into the heart of the home – a stunning open-plan kitchen, dining, and living space. The impressive vaulted ceiling with twin glazed rooflights creates a wonderful feeling of space, while windows to multiple elevations ensure the room is bathed in sunlight throughout the day. There is also space-saving staircase rises to a useful mezzanine storage area.

The kitchen is appointed with a range of shaker-style base and wall units, complemented by timber work surfaces and a traditional Belfast sink with mixer tap. There is space for a range-style cooker, plus integrated dishwasher and fridge freezer, the kitchen flows effortlessly into generous dining and seating areas, creating the perfect environment for both everyday family life and entertaining. Situated adjacent to the kitchen, the utility room provides additional storage, work surfaces, a sink, plumbing for a washing machine, further appliance space and a stable door leading directly to the garden. A space-saving staircase rises to a useful mezzanine storage area.

Glazed double doors lead through to a charming separate sitting room, where a wide walk-in bay window overlooks the attractive front gardens and village lane beyond. A rustic brick fireplace with raised hearth, oak mantel and inset log-burning stove provides a cosy focal point, while decorative corning adds further character.

An inner hallway, complete with original stripped pine panel doors, leads to the bedroom accommodation. There are three excellent double bedrooms, all enjoying lovely views across the west-facing rear garden. Bedroom three, currently used as a garden room, benefits from oak flooring and French doors opening directly onto the patio.

The family bathroom is beautifully proportioned and luxuriously appointed, featuring a freestanding roll-top bath with telephone-style mixer tap, an oversized walk-in shower with rainfall shower, wash hand basin, WC and attractive tongue-and-groove panelling to half height. A fitted illuminated vanity mirror completes the room. A separate cloakroom/WC adds further practicality, while a generous walk-in storage cupboard provides excellent space for coats, luggage and household items.

Outside - To the front, extensive driveway provides space for several vehicles and leads to the garage, which benefits from twin entrance doors, light and power. It is flanked by fragrant cottage style gardens with a winding gravel pathway.

The rear gardens are every bit as appealing as those to the front. A side gated pathway leads to a gravel seating terrace bordered by raised sleeper beds planted with an abundance of roses, flowering shrubs and cottage garden plants. A timber bench sits beneath a charming rose arbour, creating a wonderful spot to relax and enjoy the peaceful surroundings. The lawn is enclosed by beautifully stocked borders and benefits from a sunny west-facing aspect, providing afternoon and evening sunshine together with an excellent degree of privacy.

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 wonderful coffee shop 'The Nook', 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 a wonderful place to call home.

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: Traditional

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - 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 District Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/27072026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. 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.

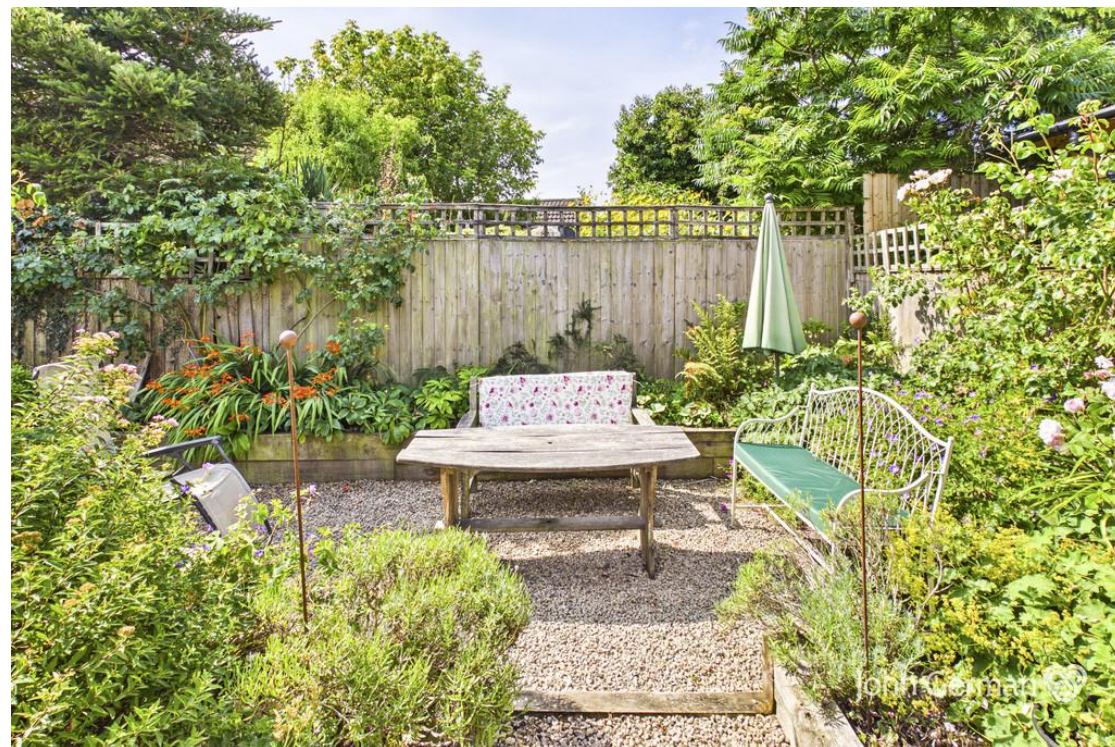








John German





Ground Floor



Floor 1



Approximate total area⁽¹⁾

134.2 m²

1446 ft²

Reduced headroom

11.7 m²

126 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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.

AWAITING EPC MEDIA

John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



