



Leicester Road New Packington

- Generational semi-detached family home
- Charming traditional features
- Living accommodation of 2,500 square feet
- Spacious dual aspect family lounge
- Dining room and refitted breakfast kitchen
- Three superb double bedrooms
- Delightful and mature 0.5 acre plot
- Detached double garage and workshop
- EPC Rating D / Council Tax Band E / Freehold

Alexanders are delighted to introduce this truly generational family home, superbly positioned on one of the most infamous and instantly recognisable roads in Ashby de la Zouch. Rarely does an opportunity arise to acquire a property of this stature, setting and potential, combining characterful proportions with an exceptional plot and a highly sought-after location.

Set within approximately half an acre, the home extends to circa 2,500 square feet of well-balanced living accommodation and offers enormous scope for extension or further development, subject to the necessary consents. The approach immediately impresses, with a generously sized frontage providing ample off-road parking and an attractive sense of arrival befitting the home's status.





Accommodation:

Upon entering, the property reveals a wealth of traditional charm, with high ceilings and elegant proportions evident throughout. The ground floor begins with a welcoming entrance porch, which provides access to the rear garden, detached double garage and the main reception hallway. From here, the accommodation flows effortlessly, comprising a beautiful 26 feet dual-aspect family lounge positioned to the front of the home, filled with natural light and ideal for both everyday living and entertaining. A versatile second reception room, currently utilised as a formal dining room, enjoys French doors opening onto the rear garden, creating a seamless indoor-outdoor connection. The refitted breakfast kitchen sits adjacent, thoughtfully designed with a tasteful arrangement of matching units, sleek work surfaces and integrated appliances, and is further complemented by a dedicated utility room and a guest cloakroom.

The first floor continues the home's charm and character, offering three superb double bedrooms, each benefitting from fitted wardrobes. A unique fourth room presents excellent flexibility, lending itself perfectly to the creation of an en suite for the principal bedroom, or alternatively remaining as a dressing room or additional storage space. Completing the internal accommodation is a magnificent family bathroom, finished to a high standard with a sleek and spacious four-piece suite and quality tiled surrounds.



Gardens and land:

Outside, the rear garden immediately conveys a sense of tranquillity and opportunity, forming a truly exceptional and rarely matched plot. A delightful blend of expansive lawns, tactile patios and terraces provides ideal spaces for large-scale hosting and entertaining, while decorative gravelled beds and mature, well-manicured borders frame the garden beautifully and enhance privacy. Additional outbuildings are thoughtfully positioned throughout the grounds, including a traditional brick-built store, various sheds and a centralised summer house enjoying views back towards the home. The detached double garage offers excellent functionality and storage, retaining an inspection pit and benefitting from a separate workshop or crafts room adjacent.

Location:

Beyond the impressive accommodation and outstanding potential, the property is perfectly located within walking distance of Ashby de la Zouch's historic town centre, along with a selection of well-regarded local schools. This is a rare and exciting opportunity to secure a landmark home in one of the town's most prestigious settings, and early viewing is highly recommended.

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 E.

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.

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

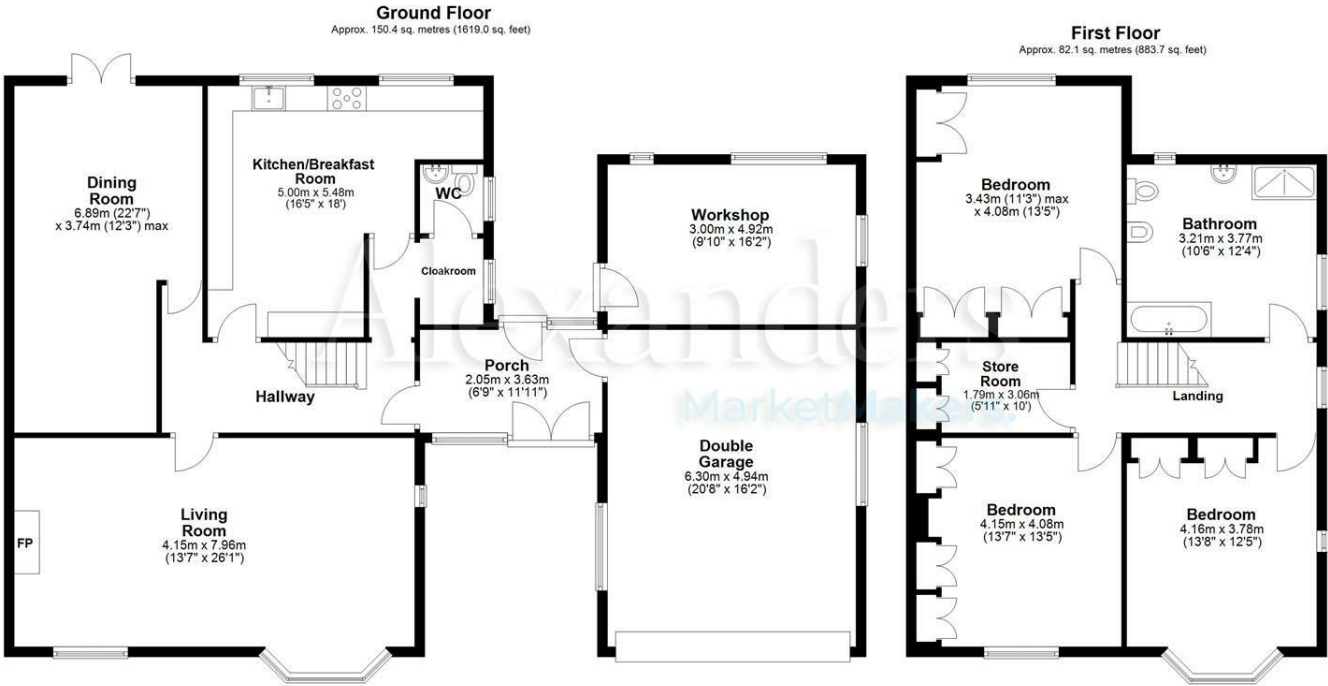
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

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.

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.



Total area: approx. 232.5 sq. metres (2502.7 sq. feet)

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 68 | 78 |
| (39-54) E | | |
| (21-38) F | | |



