Superior Homes

ROYSTON & LUND



20 Century Drive

Packington | LE65 1GQ

Guide Price £650,000 - £660,000



*** Guide Price: £650,000 - £660,000 ***

Set in the quiet village of Packington, with picturesque countryside and scenic walks nearby, this well-presented four-bedroom detached home offers plenty of room for family life. A separate en-suite annexe above the detached double garage provides private accommodation for visiting family and friends.

The welcoming entrance hall leads to a cosy front-facing living room and a versatile second reception room opposite, currently arranged as a playroom and equally suited to use as a snug or home office. Across the rear, the open-plan kitchen, dining and family room provides space to cook, eat and relax together. The fitted kitchen offers ample worktop and cupboard space, while the adjoining seating area is arranged around a bio ethanol stove. Double doors open onto the rear patio, and a separate utility room and ground-floor WC complete the layout.

Upstairs are four well-proportioned double bedrooms, including a generous principal bedroom with its own en-suite shower room. The remaining bedrooms are served by a family bathroom with a bath and a separate shower enclosure.

Outside, the generous block-paved driveway provides ample off-road parking and leads to the detached double garage. An external staircase gives the annexe its own entrance, opening into a bright bedroom with roof lights and an en-suite shower room. The property also benefits from solar panels and an EV charging point.

The enclosed, low-maintenance rear garden is predominantly laid to lawn, with raised planting beds, a paved patio and a decked seating area.

**Buyers Note: Property is subject to an annual estate charge. Approx. £434.90

For more information: https://reports.sprift.com/property-report/?access_report_id=5792842

Freehold









- Guide Price: £650,000 - £660,000
- Four Double-Bedroom Detached Family Home
- Principle Bedroom with En-Suite
- Extensive Kitchen/Dining Room to the Rear
- First Floor Family Bathroom with Separate Shower
- Double Garage with Bedroom & Bathroom Annexe
- Solar Panels & EV Charger + Ample Off-Street Parking
- Popular Location of Packington
- Council Tax: E // EPC: B
- Freehold






you are my
SUNSHINE
my only
SHINE










soul sister









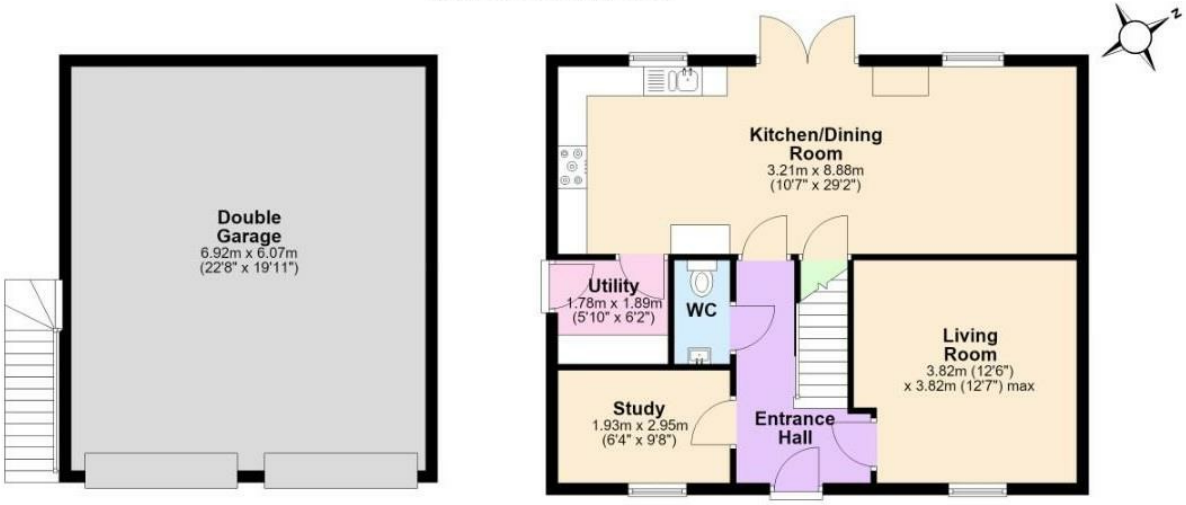




Packington is a quiet village in north-west Leicestershire, just south of the historic market town of Ashby-de-la-Zouch. Surrounded by open fields and woodland, the village is well placed for anyone who enjoys spending time outdoors. Local footpaths offer a choice of scenic routes, from short dog walks to longer rambles through the National Forest. Within walking distance of the village, Sunnyside Wood has broad grassy trails, views across the countryside and a bird hide overlooking a wetland. The village itself has a shop for everyday essentials and a traditional pub, the Bull and Lion, where residents can meet friends or stop for a drink after a walk. Packington Church of England Primary School is on Mill Street, while the recreation ground provides a children's play area and open space for games. The Memorial Hall on High Street hosts local gatherings and the annual Packington Village Show, a long-running event organised by volunteers. The village church, with origins dating back to the 12th century, adds to Packington's historic character. Nearby Ashby-de-la-Zouch offers a wider range of amenities, including supermarkets, independent shops, cafés, restaurants, GP services, secondary schooling and a library. Market Street is a pleasant spot for a browse and a coffee, while the ruins of Ashby Castle are another local point of interest. For journeys further afield, the nearby A42 connects to the M42 towards Birmingham and the M1 towards the East Midlands, making Packington a practical base for those who want village life within easy reach of a market town.

Ground Floor

Approx. 105.3 sq. metres (1133.7 sq. feet)



First Floor

Approx. 88.5 sq. metres (952.8 sq. feet)



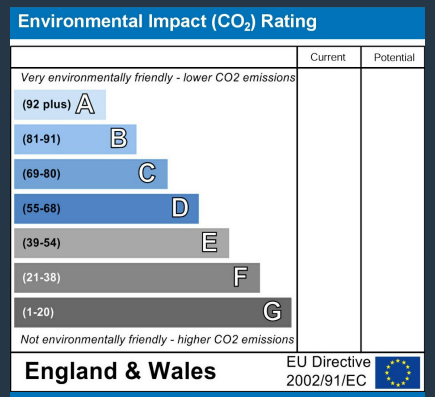
Total area: approx. 193.8 sq. metres (2086.6 sq. feet)

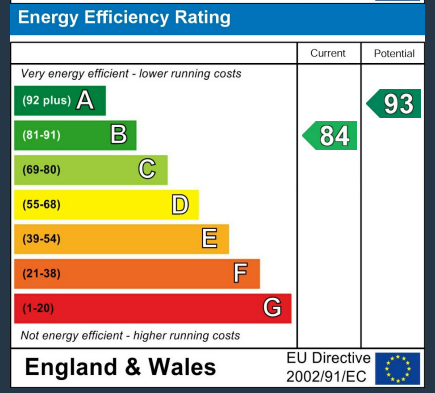






EPC





These particulars, whilst believed to be accurate are 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Tel: 01530 443 443

ROYSTON & LUND