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Lower Packington Road
Ashby-De-La-Zouch

- Offered with no onward chain
- Charming period semi-detached residence
- Bay-fronted sitting room with log burner
- Spacious dining room and stylish kitchen
- Three generous double bedrooms
- Private landscaped rear garden
- Detached coach house with conversion potential
- Shared driveway with off-road parking
- EPC Rating D / Council Tax Band B / Freehold

Welcome to Lower Packington Road, a truly charming semi-detached residence occupying a prominent position along one of Ashby's most recognisable streets. Offered to the market with no onward chain, the property enjoys excellent proximity to Ashby-de-la-Zouch's vibrant town centre, highly regarded schooling and local amenities, while also presenting exciting future potential through its impressive detached coach house.

Beyond its attractive wrought iron frontage, the home immediately welcomes you into an interior defined by high ceilings, generous proportions and an abundance of natural light.

Rich in character and beautifully presented throughout, this delightful period home effortlessly blends timeless architectural features with tasteful modern touches, creating a wonderful and versatile living space.

The property is vacant and ready for a buyer to move into and the conveyancing process has already been substantially progressed. The property information and legal paperwork pack have already been prepared as part of the previous transaction and can be made available to a new buyer's solicitor, subject to any necessary updates.













Accommodation:
To the front aspect, a superb bay-fronted sitting room provides a cosy yet elegant retreat, centred around a charming log-burning stove that enhances the room's warm and inviting atmosphere. An internal hallway leads through to a spacious dining room, perfectly suited to both family living and entertaining, flowing seamlessly into a beautifully appointed kitchen complete with tiled surrounds and a striking range cooker.

Completing the ground floor is a stylish family bathroom, thoughtfully finished with heritage-inspired fixtures that complement the property's period character.

The first floor continues to impress, where a spacious landing serves three exceptional double bedrooms. Each room offers generous proportions and excellent versatility, while retaining the charming character synonymous with homes of this era.

Gardens and land:
Externally, the property continues to excel. A shared driveway provides convenient off-road parking before leading to one of the home's most distinctive features, a magnificent detached coach house.

Offering a wealth of possibilities, this superb outbuilding provides excellent storage and workshop space, while also presenting exciting potential for conversion into a home office, studio or additional accommodation, subject to the necessary planning consents.

Beyond, the private rear garden enjoys a wonderfully peaceful setting, thoughtfully landscaped with mature shrubs and established planting to the borders. A generous lawn and gravelled seating areas provide the perfect spaces to relax, entertain and enjoy the outdoors throughout the seasons.

Location:
Lower Packington Road is ideally positioned for enjoying all that Ashby-de-la-Zouch has to offer. The property benefits from excellent access to the town centre, where a wide range of independent shops, cafés, restaurants and everyday amenities can be found, alongside highly regarded schooling and leisure facilities.

The surrounding area also provides wonderful countryside walks, while excellent road links offer convenient access to nearby towns and commuter routes.

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 B.

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.


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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.

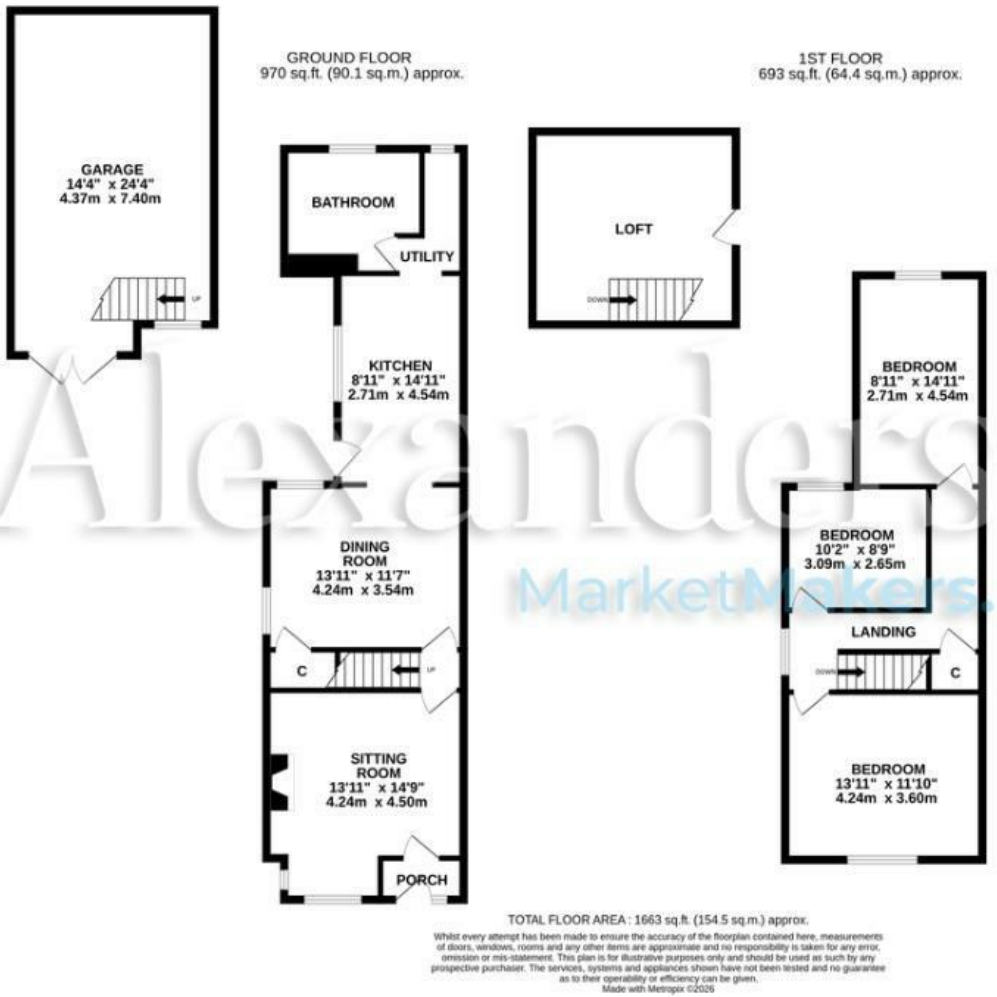
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

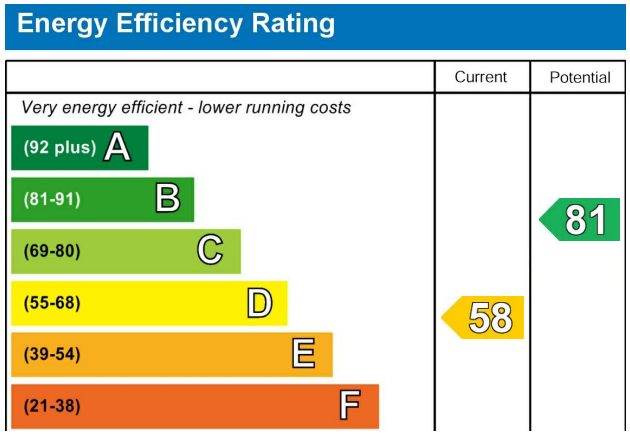
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

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

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.









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