

SUPERIOR HOMES

ROYSTON & LUND



46 Lower Packington

| LE65 1GF

Guide Price £375,000

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Set on one of Ashby-de-la-Zouch's most characterful roads, this substantial Victorian semi-detached offers something genuinely rare in the local market: 1,700 square feet of space, a south-facing rear garden, and a detached two-storey coach house - all within a short walk of the town centre and its excellent amenities.

The property opens with an inner porch, welcoming you into the home. The living room follows immediately, featuring a charming wood-burning stove and bright front-facing windows. From here, there is access to the staircase and the dining room.

The dining room is a fantastic space, featuring built-in storage and providing access to the kitchen at the rear. It is ideal for entertaining family and friends, while offering great versatility.

The kitchen is bright and spacious, with external access to the driveway at the side of the property. It boasts stunning wall and floor tiles, complemented by a large window and ample storage and workspace. The space is centred around a large freestanding range cooker, enhancing the kitchen's character and design.

To the rear of the kitchen, there is access to a spacious ground floor bathroom on the left and a utility room on the right. The bathroom feels open and fresh, featuring a large shower and benefiting from stylish design details and a rear-facing window.





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- Substantial Victorian semi-detached, approximately 1,700 sq ft
- South-facing rear garden - a genuinely rare asset at this price
- Detached Victorian coach house with double-height interior and first-floor space - conversion potential (home office, studio, workshop)
- Generous kitchen with freestanding range cooker and original green tile splashback
- Two reception rooms plus ground floor bathroom with walk-in shower and utility
- Ample off-road parking for multiple vehicles // Freehold
- EPC: D // Council Tax Band B - lower annual costs than comparable properties
- Excellent transport links - A42/M42, East Midlands Airport approx. 20 mins
- Within catchment for well-regarded local schools including Ashby School







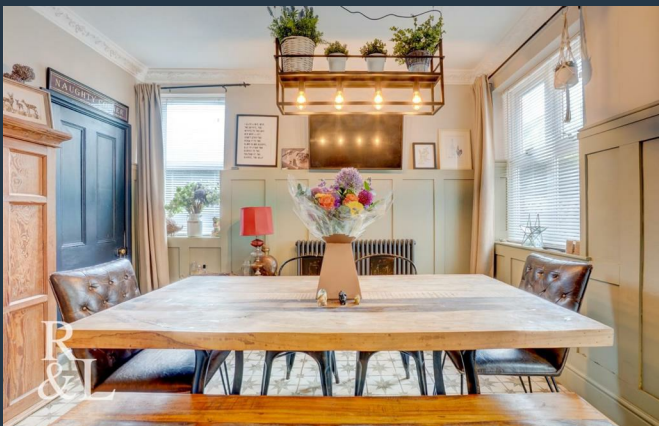




To the rear of the property sits a detached Victorian coach house - a substantial and characterful outbuilding in matching red brick, with a double-height interior, arched first-floor window, and its own first-floor space. Currently used for vehicle storage and workshop purposes, the building offers genuine potential for conversion to a home office, studio, or creative space, subject to the usual permissions. For buyers seeking a dedicated workspace or a project with real scope, this is a feature that sets 46 Lower Packington Road apart from everything else in the market at this price.



Ashby-de-la-Zouch is a thriving market town with an excellent range of independent shops, cafes, restaurants, and supermarkets within easy walking distance. The property sits within catchment for well-regarded local schools including Ashby School and nearby primary schools. For commuters, the A42 and M42 provide straightforward access to Leicester, Birmingham, and Nottingham, with East Midlands Airport approximately 20 minutes by car. The National Forest begins on the town's doorstep.



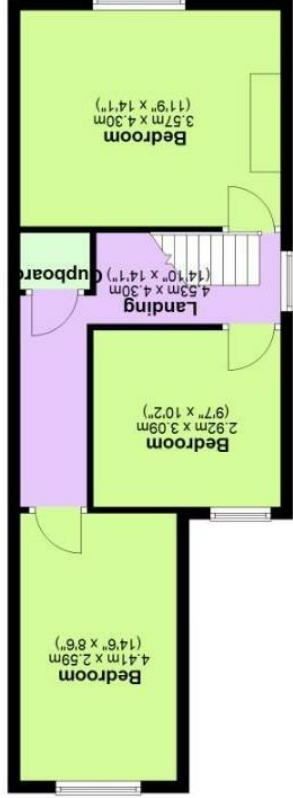
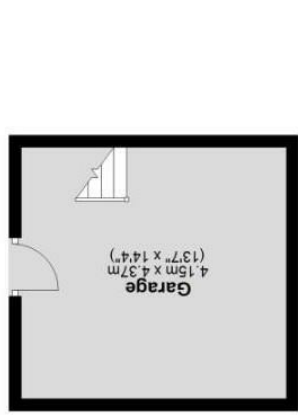
For more information:
https://reports.sprift.com/property-report/?access_report_id=5208964

Freehold

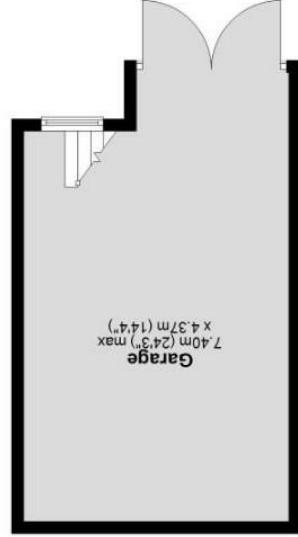
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| England & Wales | | England & Wales | |
|---|---------|---|---------|
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO2 emissions | |
| (1-20) | G | (1-20) | G |
| (21-38) | F | (21-38) | F |
| (39-54) | E | (39-54) | E |
| (55-68) | D | (55-68) | D |
| (69-80) | C | (69-80) | C |
| (81-91) | B | (81-91) | B |
| (92 plus) | A | (92 plus) | A |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO2 emissions | |
| Potential | Current | Potential | Current |
| | 81 | | 58 |

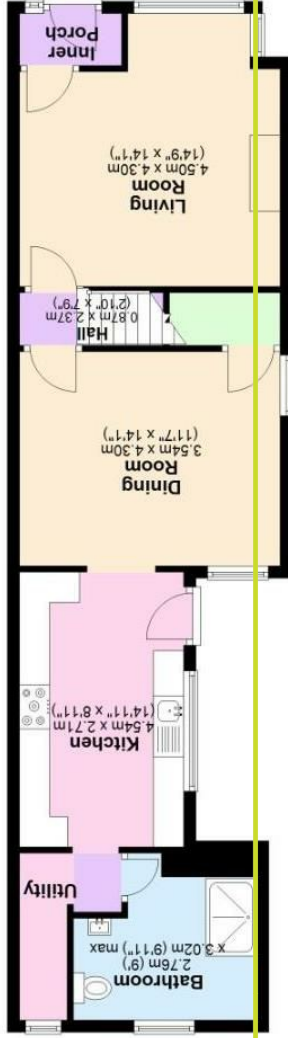
EPC



First Floor
Approx. 65.1 sq metres (700.2 sq. feet)



Total area: approx. 158.0 sq. metres (1700.3 sq. feet)



Ground Floor
Approx. 82.9 sq. metres (1000.0 sq. feet)