



Normanton Road, Packington



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£395,000

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#### Key Features

- Charming Semi-Detached Three-Bedroom Home
- Highly Desirable Packington Location
- Offering a Fantastic Opportunity to Personalize and Update
- Two Inviting Reception Rooms
- Fitted Kitchen + Boot Room
- Three Bedrooms
- EPC rating U
- Freehold





Discover the promise of charming countryside living with this semi-detached gem along Normanton Road, Packington. Nestled within a highly desirable location in Ashby-de-la-Zouch, this three-bedroom home beckons with opportunity, offering the perfect canvas for your dream oasis. The property stands proudly without the anxiety of upward chains, inviting you to envision the updates and personal touches that will make it truly yours.

Step inside to find two inviting reception rooms—a snug lounge perfect for cosy evenings, and a separate dining area with a picturesque view of the expansive rear garden. The kitchen offers ample space for your culinary adventures, complete with necessary fittings and an adjoining boot room for added convenience.

Venture upstairs to discover two spacious double bedrooms, a comfortable single room, and a modern shower room with a sleek quadrant shower. Outside, a generous front garden offers off-road parking and a single garage. The expansive rear garden, bordered by a mix of mature trees and shrubs alongside a handy timber shed, offers endless possibilities for landscaping and outdoor enjoyment.

This property is more than just a home—it's an opportunity to create your personalized sanctuary in one of Packington's most sought-after areas. Don't miss the chance to make it your own. Contact our Ashby team for a viewing today.

Packington, nestled in the heart of Ashby-de-la-Zouch, is a charming and sought-after village known for its blend of rural tranquillity and convenient access to nearby urban centres. The community is enriched with historical Tudor architecture, reflecting the heritage of the area, and is bordered by picturesque countryside, perfect for those who appreciate peaceful walks and outdoor leisure activities. The vibrant village centre offers a selection of local shops, a post office, and inviting pubs, where residents can enjoy a true sense of community spirit.

Education is a compelling attraction for families considering Packington. The village is served by the well-regarded primary school, ensuring a high standard of education in proximity to home. For older students, there are a number of excellent secondary schools and colleges in Ashby-de-la-Zouch and the surrounding areas, providing a range of options to suit different educational needs.

Accessibility is another key benefit of living in Packington. Despite its rural charm, the village offers easy access to major road networks, including the A42 and M1, linking to larger cities such as Leicester, Birmingham, and Nottingham. This makes it an ideal location for commuters seeking a retreat from city life without sacrificing connectivity.

For leisure and recreation, residents can explore the nearby National Forest, which offers a wide range of outdoor activities, from cycling and hiking to wildlife spotting. Additionally, Ashby-de-la-Zouch itself boasts amenities such as a leisure centre, golf courses, and a variety of dining options, catering to diverse tastes and interests.



## ACCOMMODATION

ENTRANCE HALLWAY 4.32m x 1.95m (14'2" x 6'5")

LOUNGE 3.75m x 3.29m (12'4" x 10'10")

DINING ROOM 3.31m x 3.03m (10'11" x 9'11")

FITTED KITCHEN 4.12m x 2.37m (13'6" x 7'10")

REAR PORCH 1.13m x 0.98m (3'8" x 3'2")

BOOT ROOM 1.24m x 1m (4'1" x 3'4")

## FIRST FLOOR ACCOMMODATION

BEDROOM ONE 3.75m x 3.28m (12'4" x 10'10")

BEDROOM TWO 3.23m x 3.03m (10'7" x 9'11")

BEDROOM THREE 2.57m x 1.95m (8'5" x 6'5")

SHOWER ROOM 2.19m x 2.16m (7'2" x 7'1")

## COUNCIL TAX BAND:-

The property is believed to be in council tax band: C

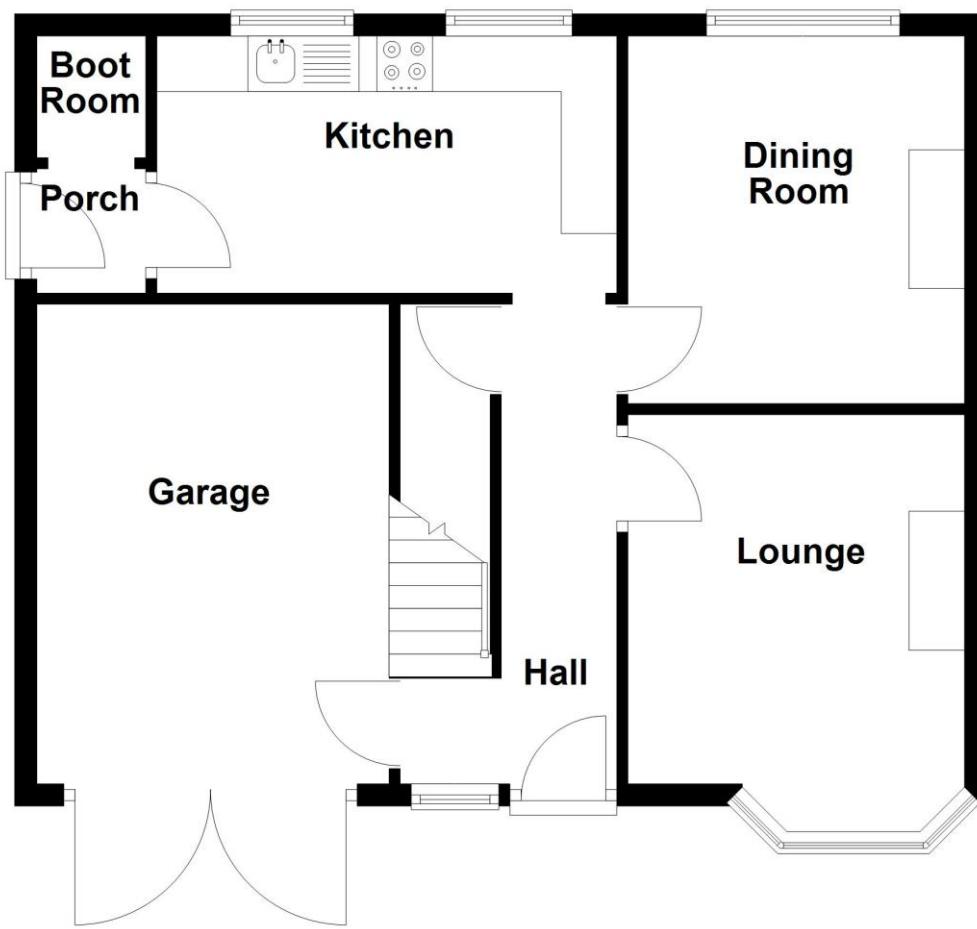
## HOW TO GET THERE:-

Postcode for sat navs: LE65 1WR

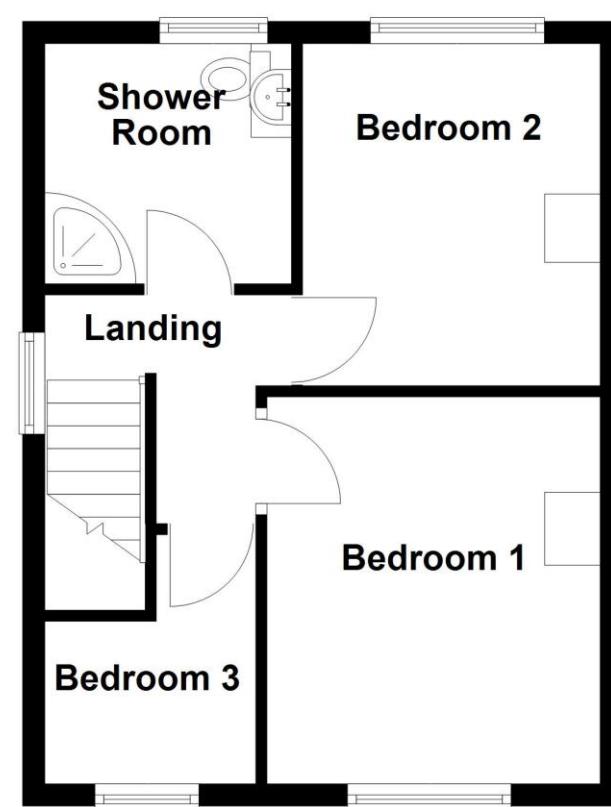
## PLEASE NOTE:-

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

## Ground Floor



## First Floor





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