



Smiths  
your property experts

# Packington Hill

Kegworth

- Superbly presented 'turnkey' townhouse
- Recently refitted kitchen/diner
- Spacious light-filled sitting room
- Two good-sized bedrooms and a refitted bathroom
- Beautiful gardens with a raised deck and a pergola
- Detached garage and a useful driveway
- Large open green area to the front
- Easy access to the M1 and M42 motorway network

## General Description

Smiths Property Experts are delighted to offer to the market this superbly presented two-bedroom 'turnkey' townhouse. The property has been refurbished over recent years and benefits from a recently refitted kitchen and bathroom, replaced UPVC double glazing, replaced flooring, a detached garage and even a replacement roof. There are lovely south-facing gardens and views overlooking a green to the front.





## The Property

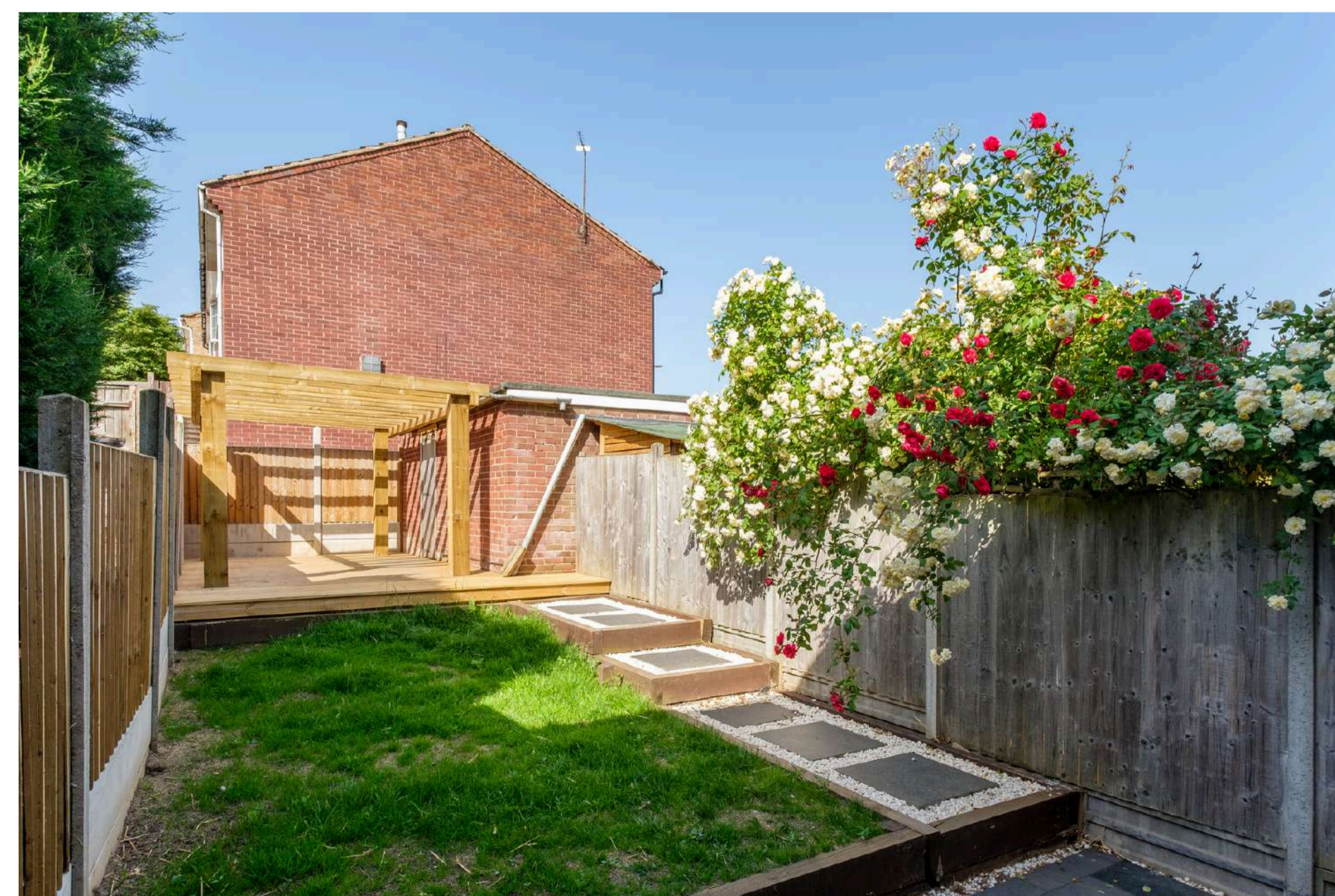
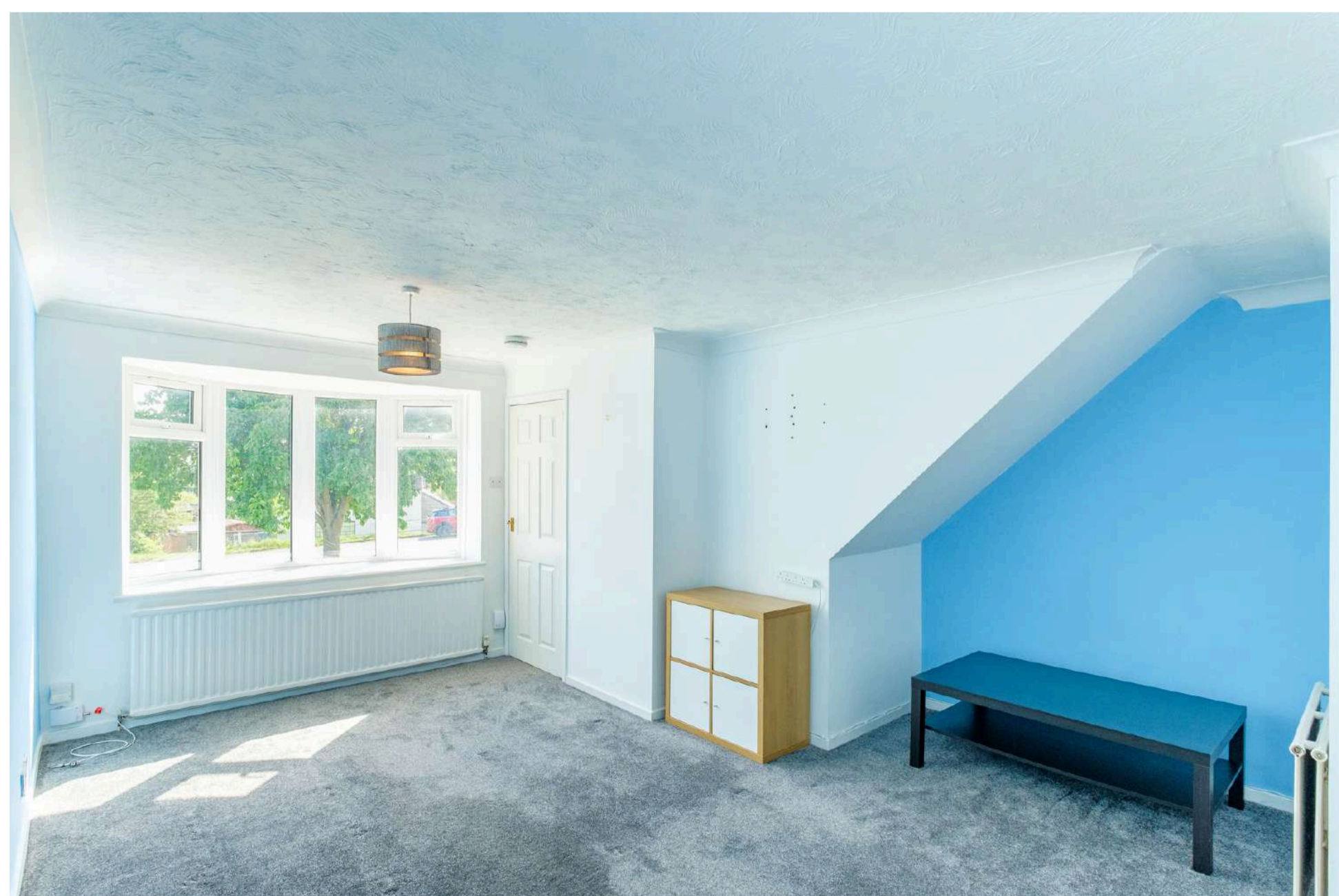
The property benefits from gas central heating with a combination boiler and is entered via a front door into a lovely entrance hallway. The sitting room is a naturally light room with a bow window overlooking the front. The kitchen/diner has been recently refitted with a range of base and wall-mounted units with work surfaces over. There is space and plumbing for a washing machine, fridge freezer and a freestanding oven (all available by separate negotiation) with an extractor hood over. A breakfast bar provides space for casual dining, with there still being room for a dining table and chairs.

On the first floor, there are two good-sized double bedrooms and a family bathroom has been refitted with a modern white suite, comprising a bath with a side shower screen and a shower over, a low-level WC and a pedestal hand wash basin.

## The Outside

Outside, to the front of the property, is a large open green area, the proportion directly in front of the house being owned. There are steps leading to the front door, with a small front garden. To the rear, there is a patio terrace, steps leading over a shaped lawn to a raised deck, and a timber pergola.

Further to the rear, there is a driveway providing off-road parking and access to the detached garage, which has a rear personnel door opening to the garden.





## The Location

Kegworth provides easy access to East Midlands Airport and the M1/42 motorway, making it ideal for those looking to commute to Nottingham, Derby, Leicester, Loughborough, and even Birmingham. The village has a full range of amenities and an excellent local primary school.

## Property Information

EPC Rating: C.

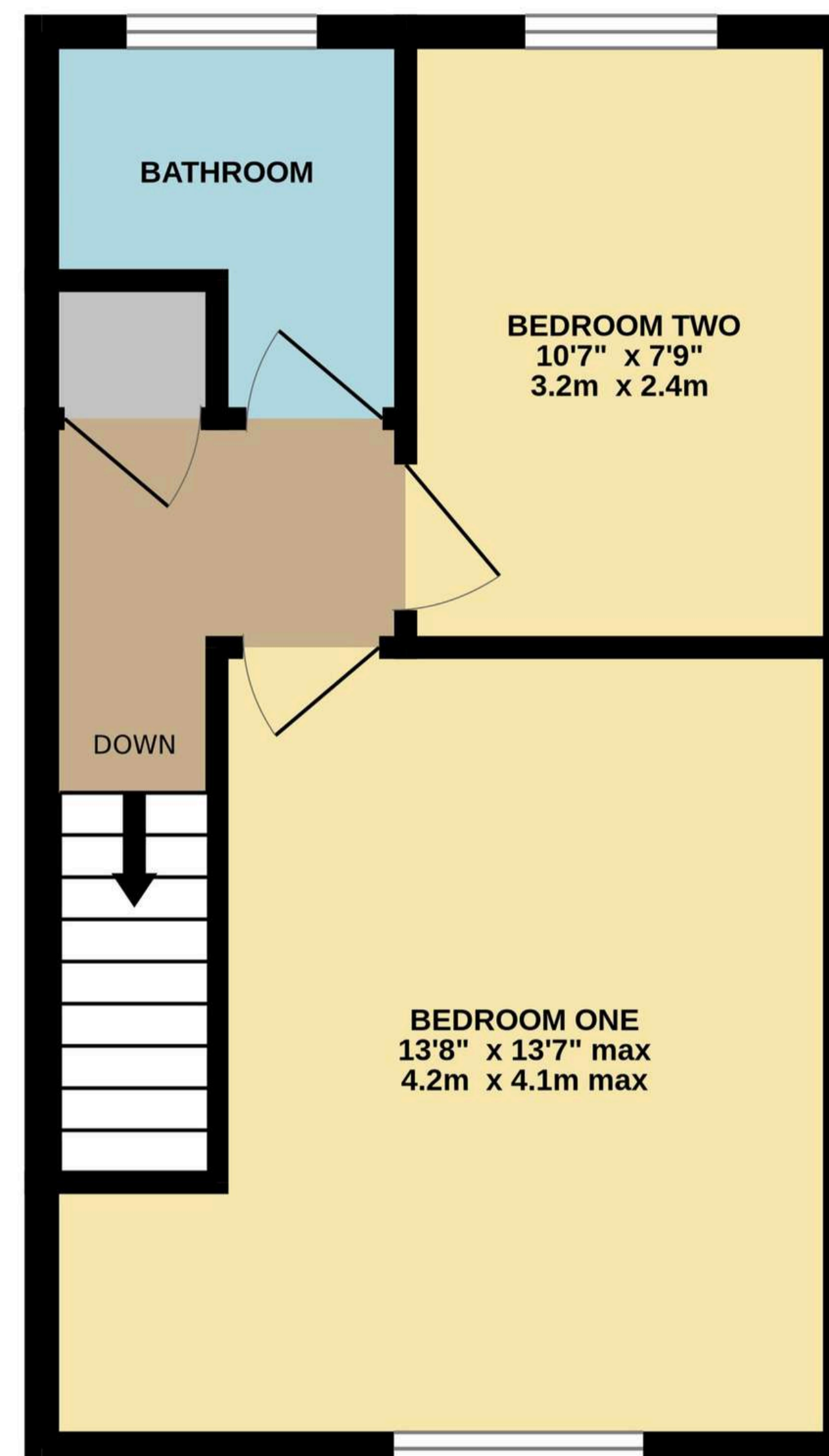
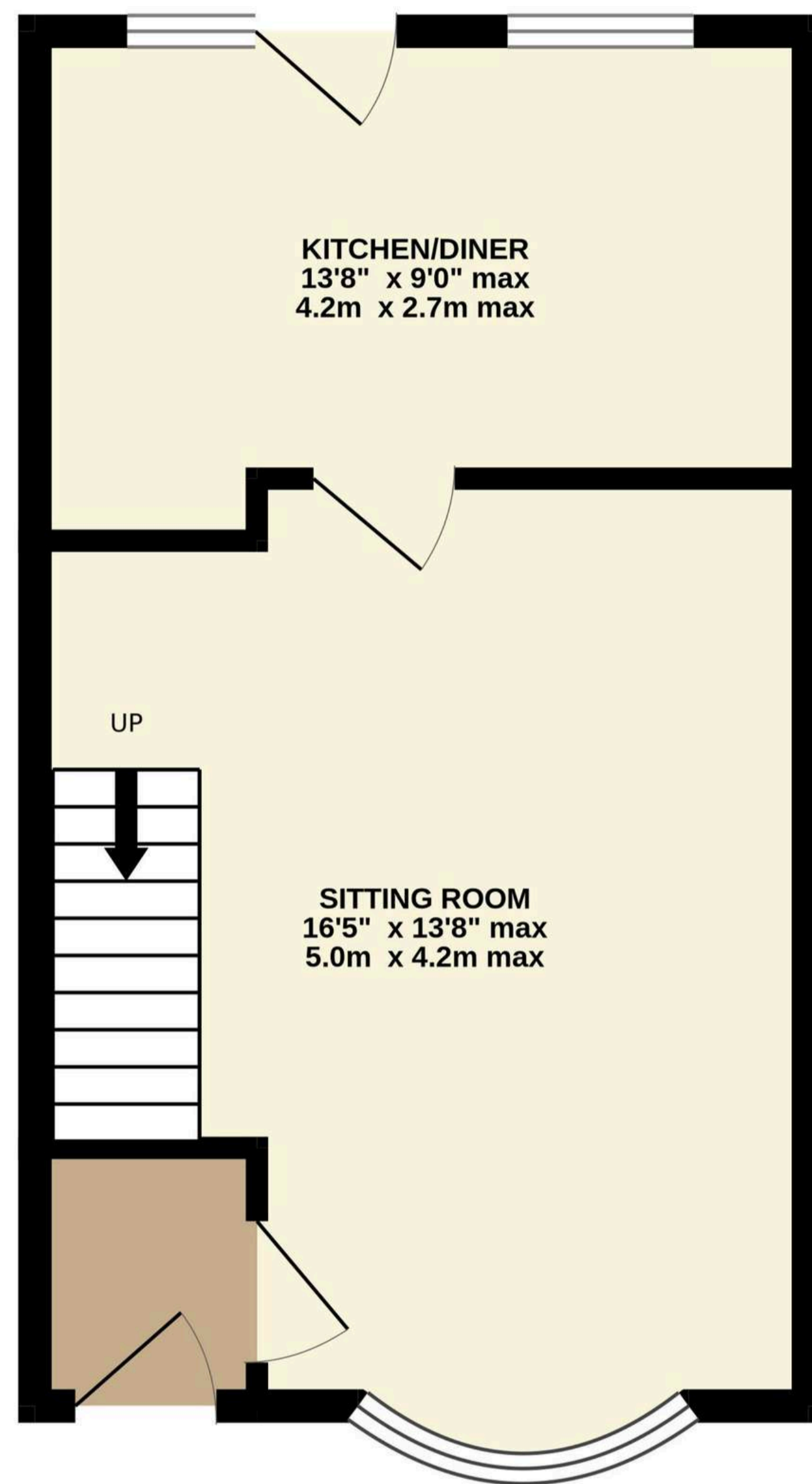
Council Tax Band: B.

Local Authority: North West Leicestershire District Council.

## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 668 sq.ft. (62.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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01509 278842

[sales@smithspropertyexperts.com](mailto:sales@smithspropertyexperts.com)

[smithspropertyexperts.com](http://smithspropertyexperts.com)



