

Homecroft Drive

Packington, LE65 1WG

John
German





Homecroft Drive

Packington, LE65 1WG

Price range £490,000 - £500,000

A gem in the heart of Packington, this beautifully remodelled, extended, and upgraded bungalow is a true standout. With its striking rendered façade and sleek, modern styling throughout, this is a rare opportunity to acquire a deceptively spacious home that effortlessly blends elegance with everyday comfort.



Packington is a charming village nestled in the beautiful Leicestershire countryside, just one and a half miles from the historic market town of Ashby-de-la-Zouch, which offers a variety of boutique shops and restaurants. At the heart of the village community, you'll find the excellent Daybreak Services village shop, the dog-friendly Poochies of Packington coffee shop, a stunning Norman church, an active village hall, a well-regarded primary school, and the welcoming 17th-century pub, The Bull & Lion. With its strong sense of community and excellent local amenities, Packington is an ideal place to raise a family.

Step inside and you'll find a thoughtfully designed layout. The large entrance porch is perfect for coats and shoes, opening into a welcoming hallway with access to a boarded loft space via a pull-down ladder – offering excellent storage. A high-gloss laminate floor runs throughout the hall and open-plan areas, enhancing the contemporary feel.

At the heart of the home lies a breathtaking, full-width open-plan living space. Designed for modern family life and entertaining, this stunning area incorporates the kitchen, dining, and lounge spaces under a dramatic vaulted ceiling. A full-height glazed gable wall with bifold doors seamlessly connects the indoors to the private patio and garden, flooding the room with natural light. The kitchen is a showstopper – sleek, contemporary, and thoughtfully appointed. Dark matte blue cabinetry is paired with luxurious waterfall-edge quartz worktops, which extend into a sociable breakfast bar with seating for three. High-spec integrated appliances include a five-burner gas hob, twin ovens, under-counter sink, full-height fridge, and dishwasher. The adjacent dining area is ideal for both everyday meals and entertaining, while the living zone invites you to relax and unwind, framed by views of the garden through the dramatic bifold doors and glazed gable above.

Lastly a dedicated utility room features base units topped with quartz counters, a sink with mixer tap, and ample space for appliances including a washing machine, freezer, and tumble dryer. A wall-mounted Worcester gas boiler and tiled flooring complete the space.

All three bedrooms are spacious doubles, but the master suite is truly something special. A front-facing window, ceiling coving, and generous proportions create a refined yet relaxed feel. The private en-suite includes an oversized walk-in rainfall shower, stylish tiling, a wash basin, WC, and a tall heated towel rail plus a walk in wardrobe/dressing room.

A stylish main bathroom serves the remaining two bedrooms, featuring a contemporary freestanding bath, a separate tiled shower enclosure, and premium fixtures.

Outside, a stone-chipped driveway offers ample parking at the front. To the rear, the beautifully landscaped south-facing garden features an expansive raised patio – perfect for entertaining – and a generous lawn area below, ideal for family enjoyment and relaxation.

This is a home that delivers contemporary living at its finest – thoughtfully designed, beautifully finished, and set in one of the area's most sought-after villages. Early viewing is strongly recommended.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Drive

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/24042025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Approximate total area⁽¹⁾

1284.79 ft²

119.36 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



