



£650,000

6 Bedroom Detached House for sale  
HIGH STREET PACKINGTON, ASHBY-DE-LA-ZOUCH





## Overview

WOW! This house is not one to miss! Its incredible features, including a balcony with stunning views, a huge detached garage and six great sized bedrooms, makes it such a fantastic house. Make sure you book your viewing!



## Key Features

- Double garage
- Sought after village location
- 5 double bedrooms and 1 single bedroom
- Bathroom, ensuite, shower room and WC
- Balcony with stunning views
- Large driveway
- Separate snug, office and dining room
- South-West facing garden









Located in the sought after village of Packington, this three-storey, six bed house really does have it all. Rich in local history, this property was once the village post office, as well as a hairdressers, before being transformed into the beautiful family home that it is today. To the front of the property is a large driveway which extends up the side of the house and leads to the double garage, which is situated at the bottom of the garden. The garage is an absolutely incredible size and is currently being used for storage with an upstairs workshop. Subject to planning permission, this could be turned into a full workshop, granny annexe, studio or whatever else the heart desires. The garage has electrics, water and a utility area. The garden is South-West facing and creates the perfect suntrap with paved, lawned and decked areas. Due to the house being much higher up than the houses at the back, it is not overlooked from the back at all. In fact, it is the tallest building in Packington! The property also benefits from solar panels, which are owned outright, that earn approximately £2000 per year.



The front door of the house is located on the side of the property and leads into a 'U-shaped' hallway, which gives access to many different rooms on the ground floor. The hallway has beautiful oak engineered flooring which flows through into the lounge and dining room, as well as a great sized cupboard, ideal for storing shoes and coats. From the hall, there is a brilliant sized reception room, currently used as a second lounge, which could have several uses including a playroom or a snug. There is also a downstairs toilet and an office from the hall, perfect for shutting the door and getting on with work.

There is an excellent sized living room with a multi-fuel burner, ideal for those cold crisp nights, and a lovely bay window which makes the room bright and airy. This leads into the dining room which has double doors that can be easily opened and closed to control the use of the space to create a more open plan living feel if desired. The dining room leads into the kitchen diner, which is really the heart of the home. Due to having an island and plenty of cupboards with under unit lights, this would be the perfect space to host family and friends for dinner parties. There is a range cooker and spaces for a dishwasher and microwave, as well as plenty of room for a freestanding fridge freezer. A utility room leads off from the kitchen and this houses the Worcester boiler and also has space for a washing machine and dryer. An air-conditioned conservatory also comes off the kitchen and leads to the garden via both double and single

# Floorplans



6-BED DETACHED

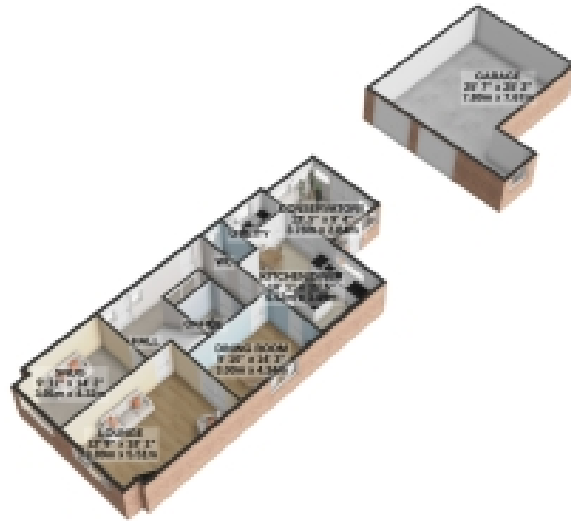
TOTAL FLOOR AREA : 3302 sq.ft. (306.8 sq.m.) approx.

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.

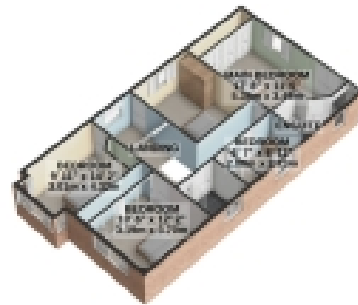
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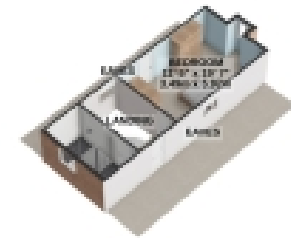
GROUND FLOOR  
1811 sq.ft. (169.6 sq.m.) approx.



1ST FLOOR  
967 sq.ft. (89.7 sq.m.) approx.



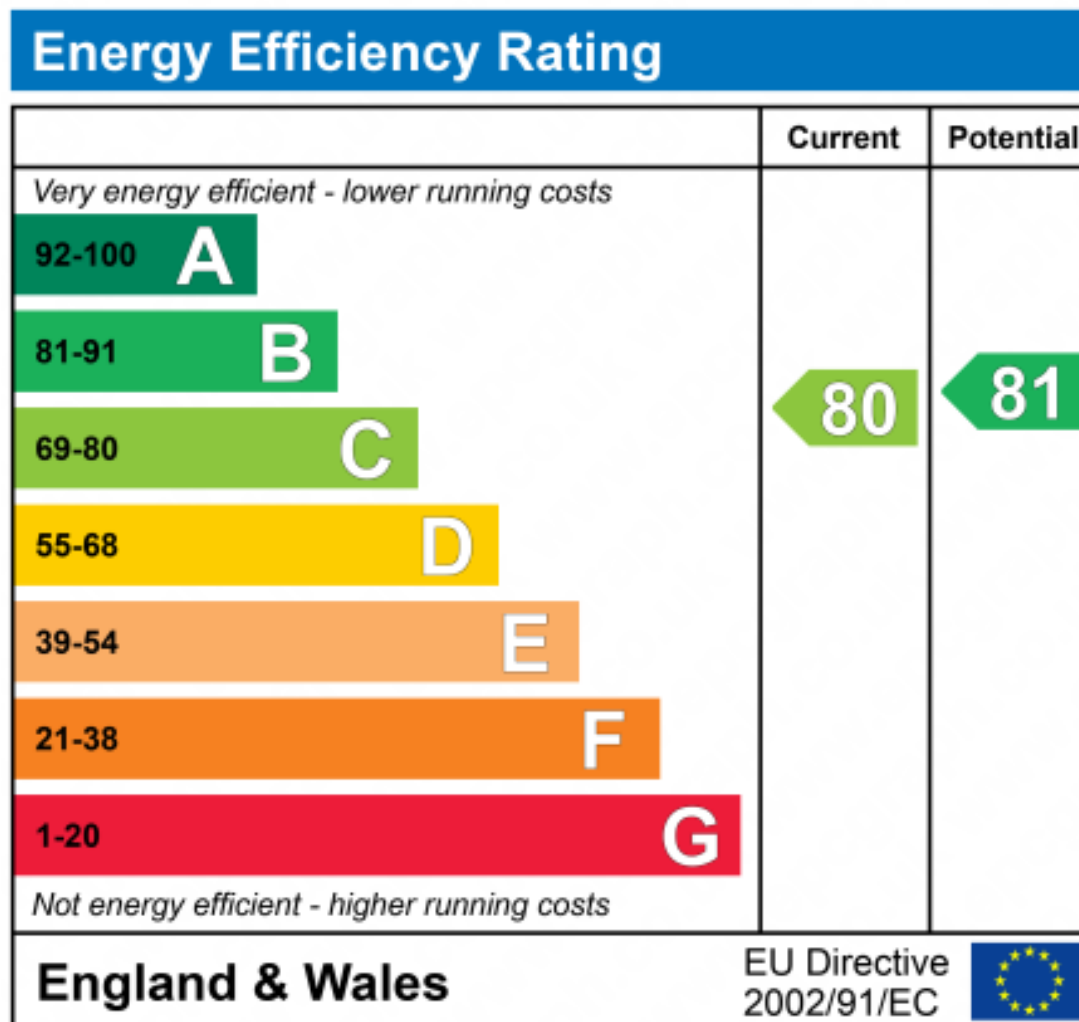
2ND FLOOR  
704 sq.ft. (65.4 sq.m.) approx.



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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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Marketed by EweMove Ashby de la Zouch

01530 442 356 (24/7)

ashbydelazouch@ewemove.com

