

# Homecroft Drive

Packington, Ashby-de-la-Zouch, LE65 1WG

£425,000

John   
German











Perfectly positioned extended family home set in the very heart of the village upon an extensive mature garden plot. It offers four bedrooms, box room, two bathrooms, fabulous large open plan living space with bi folding doors to conservatory, luxury breakfast kitchen, utility, guest cloakroom and plenty of parking.



The location is exceptional, offering all the charm of idyllic village life along with the peace and tranquility of the nearby walks of The National Forest. Packington is a small village set in the beautiful Leicestershire countryside, being just one and half miles from the charming market town of Ashby de la Zouch with its range of boutique shops and restaurants. At the heart of the local community there is an excellent village shop Daybreak Services, a dog friendly coffee shop, church, village hall, primary school and the very welcoming 17th century village pub The Bull & Lion. The village is a perfect place to raise a family.

A look inside this lovely property will reveal a spacious and well cared for family home with plentiful living space. The entrance porch makes for a practical and welcoming entrance and set off is a useful guest cloakroom, next is the spacious reception hallway which has stairs leading off to the first floor with cupboard set beneath. To your right, the principal living space is a seamless combination of rooms opening to create a wonderfully large open plan L shaped room comprising dining room with front aspect and a living room large enough to take a piano. At the focal point of the living room is the lovely fireplace and due to the southerly rear aspect, this room is flooded with natural light. This dual aspect room also has feature wide bi folding doors opening fully to connect with the adjacent uPVC double glazed conservatory which has views over the gardens, clear glass roof, tiled flooring and French double doors leading outside.

Return to the hallway and you reach the kitchen where base and wall mounted cabinets run around the room, extended to create a breakfast bar seating area with seamless formed Corian contrasting countertops above, a wide picture window overlooks the gardens and the kitchen has a range of luxury appliances from the likes of Miele, Liebherr and Kuppersbusch. From the kitchen, a door accesses an inner rear hall which has door to gardens, internal door to the garage and a door through to the utility room which has two appliance spaces, vanity wash hand basin and WC.

On the first floor, leading off the landing you will find doors leading to four excellent sized double bedrooms alongside a family bathroom and a box room. Bedroom one is a lovely light room with the benefit of its own refitted private en suite shower room with vanity wash hand basin, WC and a walk in panelled glazed shower enclosure with mains shower above. Bedroom two is a great sized dual aspect room with coving to the ceiling. Bedrooms three and four are both doubles and the box room has a rear facing window and a fitted cupboard. The family bathroom is a well proportioned room which houses a coloured suite comprising bath, pedestal wash hand basin, WC and there is a side facing window.

Outside, the property sits centrally in its mature garden plot, well back from the road behind lawned gardens with a central driveway providing parking and access to the garage which has electric remote up and over door, there is light and power points within and an internal door leading to the property's rear hall. Gated side access leads you into the lovely lawned gardens which enjoy fabulous privacy and a sunny southerly aspect. The gardens wrap around to both sides and alongside the rear of the home providing various opportunities for a vegetable garden plot, play areas, etc.

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

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.nwleics.gov.uk](http://www.nwleics.gov.uk)

**Our Ref:** JGA/18042023

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band F









Ground Floor

Approximate total area<sup>(1)</sup>

1882.21 ft<sup>2</sup>

174.86 m<sup>2</sup>



Floor 1

(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.

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### 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   C	80   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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