

# Upper Packington Road

Ashby-de-la-zouch, Leicestershire, LE65 1EF

John  
German





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£575,000

This spacious and versatile 1930's character home sits head and shoulders above the crowd in this very sought after location on a generous plot of circa 0.3 acres. An impressive four bedroom, two bathroom, multi-generational/forever home that affords an array of flexible accommodation to suit all.



Embrace the lifestyle that living in the historic market town of Ashby offers, being able to walk into town along the many walks and pathways. A walk through the Bath Grounds in the summer is particularly pleasant for an early morning coffee in one of the many local coffee shops. With a choice of many local pubs and restaurants for a night out, a gentle stroll back is always welcome. Strategically, Ashby lies in the heart of the National Forest right in the middle of the country and is perfectly positioned for the busy commuter, with access via the M42 and M1 to many East and West Midlands towns and cities. Conkers, Moira Furnace and Hicks Lodge provide many leisure pursuits.

You approach the property across a sweeping driveway passing by an expansive front lawn culminating at a large drive/turning area and a tandem length garage beyond.

Set beneath the arched storm porch with stepped approach, you will find a beautiful original stained glass entrance door and windows to the side. This opens to reveal a light, large and welcoming feature central reception hallway with stunning original flooring underfoot.

Firstly, either side of the hallway on your left and right are two large reception rooms, equally well proportioned and both enjoying large walk-in bay windows with a pleasant leafy front aspect.

There is a third spacious reception room which also features a large walk-in bay window, currently used as an excellent formal dining room but equally ideal as a ground floor king size bedroom to match the further ground floor master set on the opposite side of the hallway, which has a lovely view over the rear garden.

The ground floor refitted shower room serves these bedrooms and is well appointed with a contemporary curved walk-in glazed shower with feature shower panelling, WC and wash hand basin.

Last and by no means least is the family breakfast kitchen with room for any size of family to gather around the central breakfast table and is beautifully fitted with a character oak faced cabinetry which wraps around the room offering heaps of storage, granite work surfaces sit on top and make an attractive compliment to the oak and are ideal to withstand the riggers of family life. There is a large Belfast style sink, space for a range style cooker and dual aspect windows allow plenty of natural light whilst a glazed door takes you out to the large westerly facing gardens.

Upstairs on the first floor, skilful conversion of the attic space has created two roomy double bedrooms, the larger of which has amazing views from its Velux window. There is a second bathroom on this floor and comprises panelled bath, WC and pedestal wash hand basin. In all, a very versatile family home.

Outside, to the rear of the property you will find there are large gardens laid to lawn which enjoy westerly aspects and have a gravelled patio area.

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

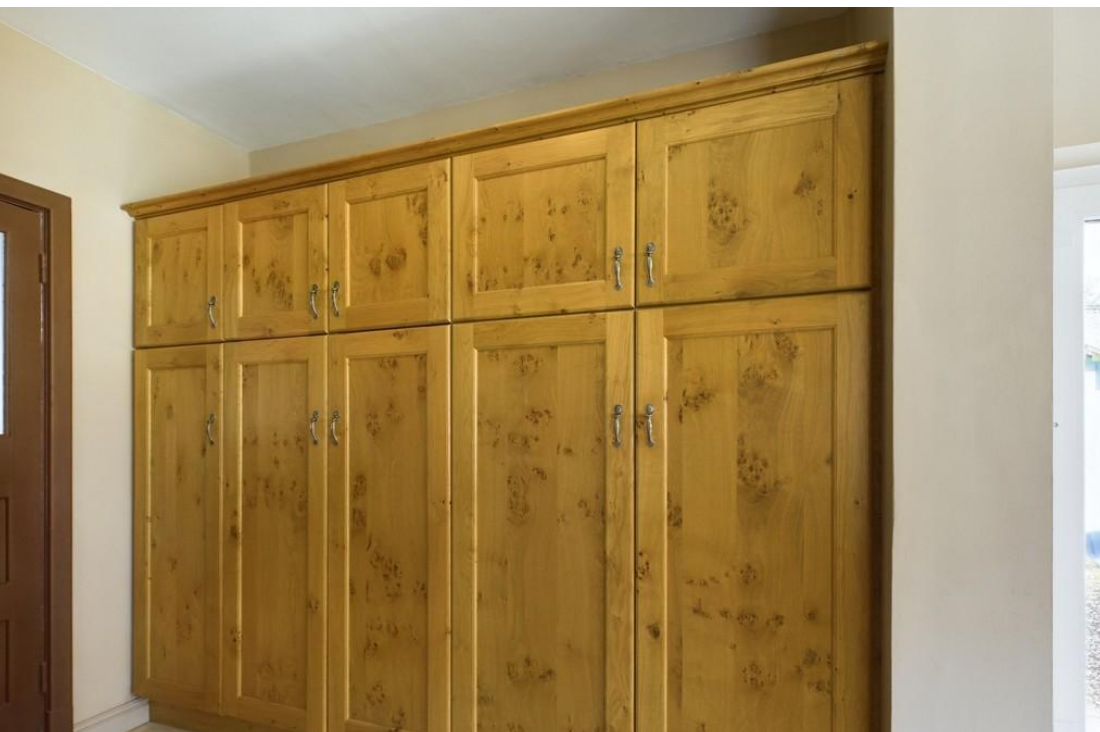
**Services:** Septic tank drainage. Mains water, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

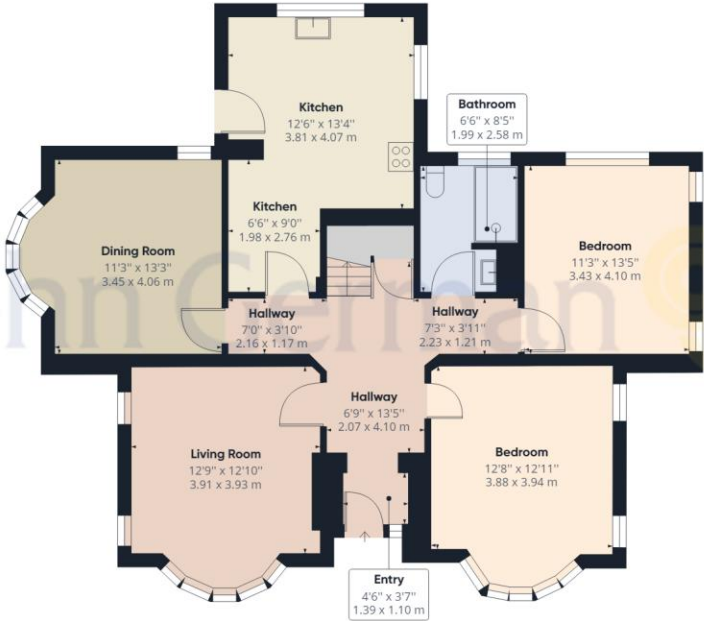
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.nwleics.gov.uk](http://www.nwleics.gov.uk)

**Our Ref:** JGA/10082023

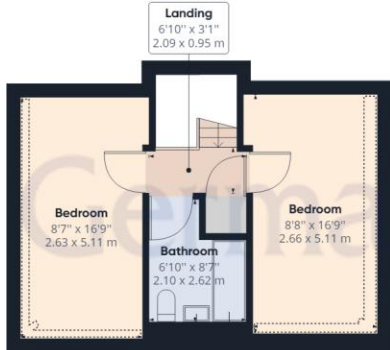
**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band E







Ground Floor Building 1



Floor 1 Building 1



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

1849.46 ft<sup>2</sup>  
171.82 m<sup>2</sup>

**Reduced headroom**

37.43 ft<sup>2</sup>  
3.48 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

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



### 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		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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