



## Normanton Road

Packington  
LE65 1WR

£550,000

Occupying the PERFECT PLOT & POSITION in the heart of the village, with HUGE POTENTIAL TO EXTEND you can enjoy the VILLAGE LIFESTYLE that PACKINGTON has to offer, with over 1500 SQ FT this spacious THREE BEDROOM EXTENDED DETACHED FAMILY HOME with AMPLE PARKING a large frontage, TWO GARAGES and NO UPWARD CHAIN.



# Property Features

- Detached Home
- Opportunity to extend
- Single Garage
- Ample Parking
- Excellent Plot
- Sought after Village Location
- Three bedrooms
- Downstairs w.c
- Two Receptions
- No Chain

## Full Description

Perfectly positioned on a generous plot this well presented distinctive three bedroom detached property offers a rare opportunity to further extend and modernise. Located in the sought after village of Packington you can easily embrace the unique lifestyle whilst also being conveniently placed for everything the village has to offer.

Internally you are welcomed through the brick feature arch porch into the generous entrance hall with cloakroom w.c. The large lounge offers quiet relaxation enjoying a dual aspect with french doors leading into the south easterly facing sun room with access to the garden.

The snug room located to the front of the property benefits from a feature gas fireplace with large window and has a variety of uses.

Overlooking the picturesque garden is the kitchen, whilst requiring modernisation, comes fully equipped with integrated appliances and separate outbuilding utility area

for a washing machine with access to the side of the property.

To the first floor there are 3 bedrooms, the master enjoying dual aspect windows and fitted wardrobes.

Bedroom two and three both have built in storage/wardrobes.

The family bathroom comprises of a three piece suite, electric shower and built in storage cupboards.

The good size landing area has a large window overlooking the garden with additional storage and the newly replaced boiler and water cylinder.

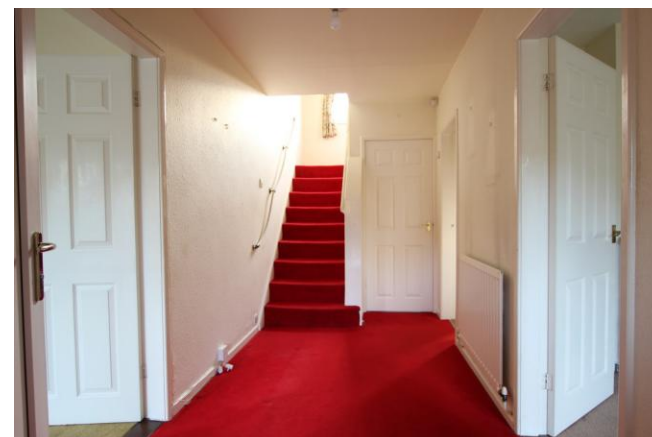
This property enjoys a wide plot with ample parking for several vehicles to the front. To the rear there is a well established south easterly facing mature garden with various hedges and small patio area.

There is also a single attached garage space, with an additional detached separate garage/storage area.

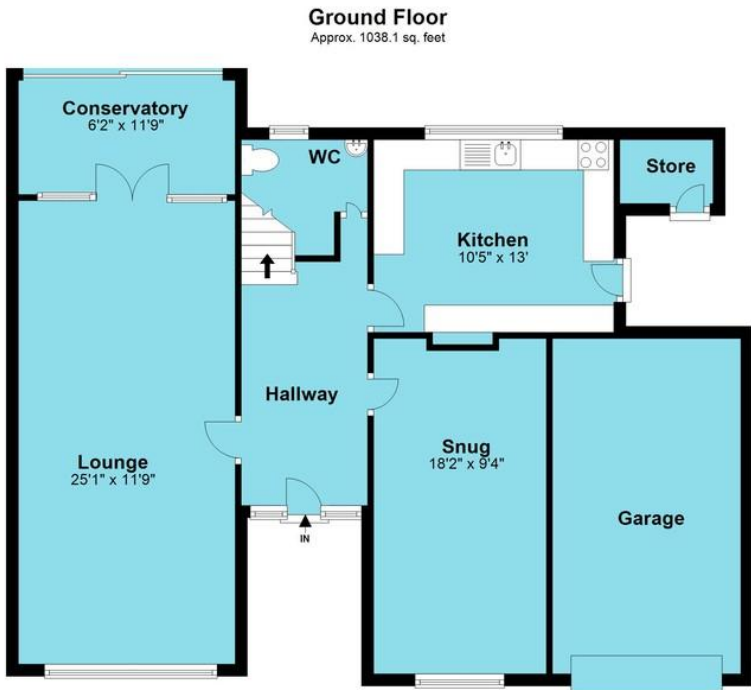
Packington enjoys a host of excellent local amenities, including a highly regarded Ofsted rated "Good" Primary School (Packington C of E), Public House (The Bull and Lion), modern village hall, a well-stocked village shop and dog friendly cafe. The village lies 1.5 miles from the historical market town of Ashby de la Zouch and is within easy access of the National Forest with its many country walks and cycle paths, including Hicks Lodge, Moira Furnace and Conkers. The M42 is close at hand, giving swift and easy access to many towns and cities across the Midlands, including Tamworth (13 miles), Leicester (18 miles), Nottingham (25 miles), Derby (27 miles) and Birmingham (29 miles)

**TENURE** We are advised the property is Freehold

**COUNCIL TAX** The property is in Band F







Total area: approx. 1598.6 sq. feet

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

8 The Pass Courtyard  
43 Market Street  
Ashby-De-La-Zouch  
Leicestershire  
LE65 1AG

[www.whiteheadsestates.co.uk](http://www.whiteheadsestates.co.uk)  
[info@whiteheadsestates.co.uk](mailto:info@whiteheadsestates.co.uk)  
01530 353170

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements