



Upper Packington Road Ashby-De-La-Zouch

- Beautifully renovated detached family home
- Stunning open-plan kitchen/living space
- Three versatile reception rooms
- Dedicated home office/study
- Five generous double bedrooms
- Two en suites and stylish family bathroom
- Terrace overlooking landscaped gardens
- Garage and extensive off-road parking
- EPC Rating C / Council Tax Band G / Freehold

Alexanders of Ashby-de-la-Zouch are delighted to bring to the market this exceptional five bedroom detached residence, occupying a prominent corner position on the ever-popular Upper Packington Road. Extensively remodelled and significantly improved by the current owners, the property offers an outstanding standard of finish throughout, creating a home that is both elegant in presentation and practical in design.

Designed with modern family living in mind, the accommodation flows effortlessly between a series of versatile reception spaces and a stunning central living environment, allowing the property to adapt equally well to everyday life and larger social occasions. The first floor provides generous bedroom accommodation, thoughtfully arranged to offer comfort and privacy for both family members and guests alike.

Outside, the home continues to impress with private, well-maintained gardens and excellent parking provisions, all within easy reach of Ashby-de-la-Zouch's vibrant town centre, highly regarded schools and excellent road connections, making it an ideal choice for families and commuters seeking both convenience and quality.





Accommodation:

Having undergone a comprehensive programme of renovation in recent years, the property now offers immaculately presented accommodation with stylish, contemporary interiors and high-quality finishes throughout. Thoughtfully redesigned by the current owners, the home provides an exceptional balance of modern family living and versatile entertaining space.

Extending to an impressive 2667 square feet of accommodation arranged over two floors, the property comprises, in brief, a welcoming entrance hall, an outstanding open-plan kitchen and living area with bi-folding doors opening onto the rear garden, three further reception rooms, a generous boot room/utility and a cloakroom/WC. To the first floor are five well-proportioned bedrooms, including two main suites benefiting from their own en suite shower rooms, whilst the remaining bedrooms are served by a stylish family bathroom.

Gardens and land:

Occupying a prominent corner plot, the property enjoys generous front gardens together with ample off-road parking and access to the integral garage. To the rear, a substantial seating terrace spans the full width of the property, providing direct access from both the open-plan living space and study, creating the perfect setting for outdoor entertaining. Steps rise to an expansive lawn bordered by established planting and mature trees, affording a wonderful degree of privacy and seclusion.

Location:

Upper Packington Road enjoys a particularly convenient position on the edge of Ashby-de-la-Zouch, offering excellent access to the town's array of independent shops, cafés and restaurants, together with highly regarded schooling and superb transport links via the A42 and M42 motorway networks.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band G.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.





Alexanders

Technical Information:

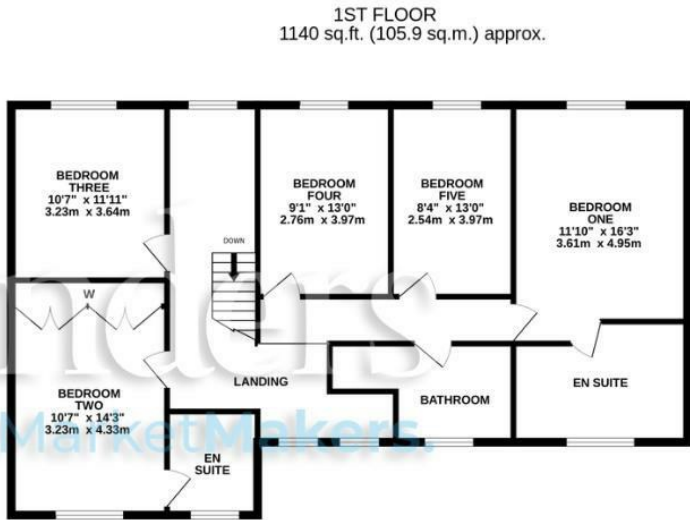
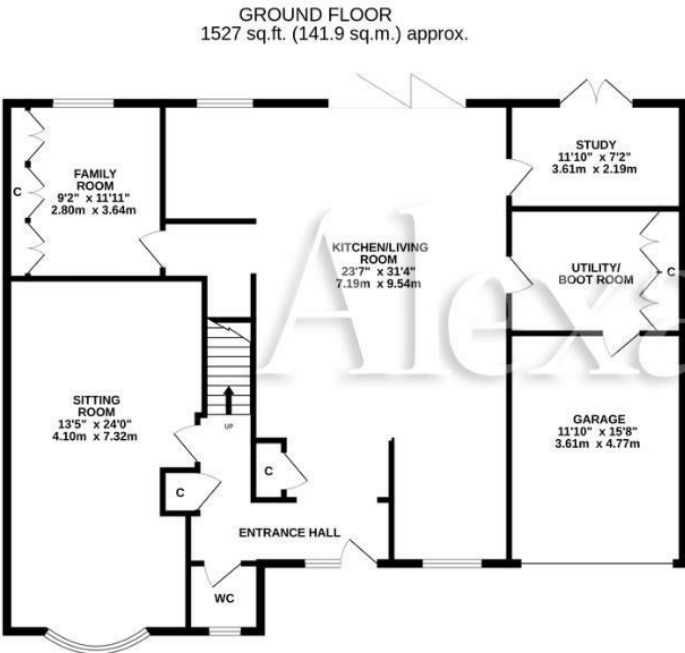
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



TOTAL FLOOR AREA : 2667 sq.ft. (247.8 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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