



Grove Close Packington

- Exclusive gated development in Packington
- Exceptional craftsmanship throughout
- Stunning open-plan living space
- High-spec kitchen with Miele appliances
- Self-contained one-bedroom guest suite
- Main suite with balcony and dressing room
- Landscaped gardens with garden room
- Triple garage and ample off-road parking
- EPC Rating B / Council Tax Band G / Freehold

Alexanders of Ashby are delighted to present a rare opportunity to acquire this exceptional, beautifully crafted family residence, set within the exclusive and highly sought-after gated development of The Grove, Packington.

Constructed in 2021 by the renowned, award-winning Keller Homes of Ashby-de-la-Zouch, this outstanding property showcases an exemplary level of craftsmanship and meticulous attention to detail throughout, and further benefits from the remainder of a 10-year new build warranty.

The development itself offers both privacy and prestige, with secure gated access and a collection of individually designed homes featuring distinctive architectural styling.





Accommodation:

The property is entered via an impressive entrance hall, with a staircase rising to a striking galleried landing, setting the tone for the thoughtfully designed interior, which seamlessly blends elegance with modern convenience.

Arranged over two floors, the ground floor offers two generous reception rooms, currently utilised as a formal sitting room and a spacious home office. Spanning the full width of the rear elevation is the stunning open-plan kitchen, dining and living space, with doors opening directly onto the rear terrace, ideal for both everyday living and entertaining.

The bespoke kitchen, designed and installed by Charnwood Kitchens, features a comprehensive range of high-specification Miele appliances and has been further enhanced by the current owners with a fitted dining area adjoining the central island. A well-appointed utility room leads off the kitchen, along with a second ground floor WC, additional storage and access to a side entrance.

The side entrance provides access to a superb self-contained one-bedroom guest suite, complete with its own reception room and en suite facilities, perfect for guests, extended family or independent living. From here, there is also internal access to the triple garage.

To the first floor, the principal landing leads to four generously proportioned bedrooms, all benefitting from stylish Porcelanosa en suite facilities and bespoke fitted wardrobes, also by Charnwood.

The impressive main suite is a standout feature, boasting a vaulted ceiling extending to approximately 4 metres, access to a private balcony, a fully fitted dressing room and a luxurious four-piece en suite bathroom.

Gardens and land:

Occupying the largest plot within the development, this striking home enjoys an expansive block-paved driveway, providing ample off-road parking and access to the triple garage.

The beautifully landscaped gardens wrap around the front, side and rear of the property, having been professionally designed and enhanced in recent years to create a series of attractive and functional outdoor spaces.

A high-specification garden room is also included, complete with power, lighting, cabling and bi-fold doors opening onto a covered seating area. A substantial timber garden shed provides further practical storage.

Location:

Packington is a charming and tranquil village, surrounded by picturesque countryside, yet conveniently positioned close to the historic market town of Ashby-de-la-Zouch.

The village benefits from a strong community atmosphere, with a well-stocked local shop offering fresh produce and everyday essentials. It is also home to a popular farm shop, renowned for its speciality livestock, including Canadian bison and red deer, further enhancing the village's unique character. The highly regarded Packington Church of England Primary School further adds to the appeal, making the village particularly attractive to families seeking a welcoming community with excellent local schooling.

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.







Alexanders

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.

The property further benefits from an integrated solar panel system with 18kW battery storage.

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.

Technical Information:

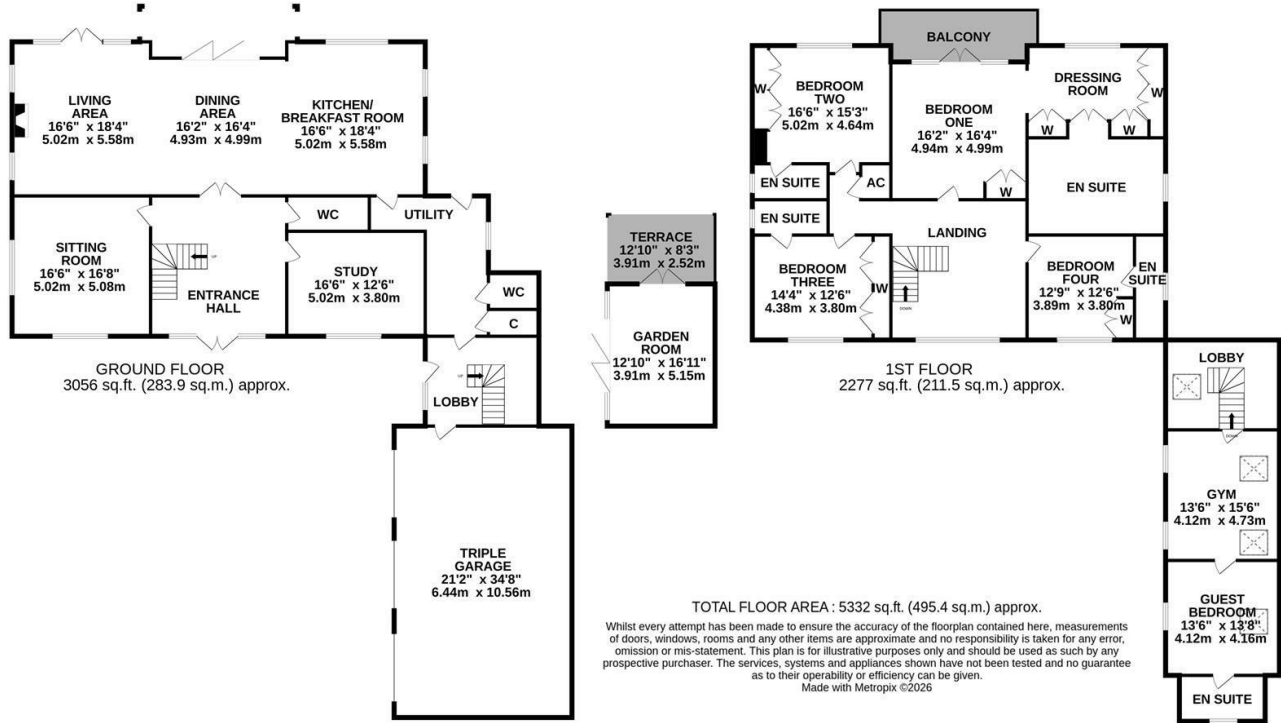
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

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: 5332 sq.ft. (495.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		

