



Normanton View

Spring Lane, Packington

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- A most impressive detached family house
- Delightful setting in sought-after village
- Versatile floor area of circa 2,700 square feet
- Open-plan kitchen and living space
- Four/five bedrooms and two bathrooms
- Bi-fold doors onto lovely private gardens
- Large home office and separate study
- Large driveway providing plentiful parking
- EPC Rating C

General Description

Alexanders of Ashby are delighted to offer to the market a most impressive four/five bedroom detached family house. The property was originally constructed in 2002 to an individual architect design and has been extended to provide contemporary open-plan living space. The property is set back from the road behind a large driveway on the popular Spring Lane in the pretty and sought-after village of Packington.

Location

Packington is a delightful historic village next to the town of Ashby-de-la-Zouch. It has its own pub, village store, primary school and village hall. The Church of Holy Rood is an ancient building with an embattled tower, clock and six bells. Packington holds many annual events from fairs to flower festivals and has a lively and active community.

Whilst enjoying a rural location and surrounded by beautiful countryside the village is superbly positioned for commuting both locally and further afield. Ashby-de-la-Zouch is less than 3 miles away. The cities of Leicester, Nottingham, Derby and Birmingham are all nearby, and Loughborough and Tamworth Train Stations are both within 15 miles or so. East Midlands International Airport is just over 12 miles away by car.



Accommodation

The property has a spacious and versatile floor area measuring circa 2,700 square feet. The living space is well-laid out with a large open-plan kitchen, sitting room with wood burning stove and a reception room which is currently used as a fifth bedroom downstairs. Upstairs a large galleried landing leads to four double bedrooms, two with fitted wardrobes, and a family bathroom. The main bedroom has a contemporary en-suite shower room.

The open-plan kitchen incorporates a modern kitchen with high gloss units, dining area and living area. There are two sets of French doors and a set of bi-fold doors leading out onto a decked seating area and mature gardens, creating the perfect space for family living and entertaining. The vaulted ceiling with Velux windows provides a bright and airy feel and there are concertina doors leading to the sitting room. The kitchen is fitted with a vast range of integrated appliances to include an induction hob with extractor fan above, Baumatic double oven, microwave, fridge and wine cooler. There is a large island unit with breakfast bar.

There is also a utility room, study, downstairs w.c and storage cupboard leading off a spacious entrance hall. The double garage has been converted into a large office space and could provide a multitude of functions. There is also boarded loft space providing ample storage for the new owner.

Outside

The property is nestled back from the road behind a large driveway providing off-road parking for numerous vehicles. There is a decked seating area to the rear of the property offering a great entertaining space, a summer house which has an electricity supply and a further seating terrace to catch the evening sun. The rear garden is very private laid mainly to lawn with mature borders and is not overlooked by another property.

Viewing

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch (01530) 413126.

Tenure

Freehold.

Local Authority

North West Leicestershire District Council, Council Offices, Whitwick Road, Coalville, Leicestershire, LE67 3FJ (Tel: 01530 454545). Council Tax Band F.

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.

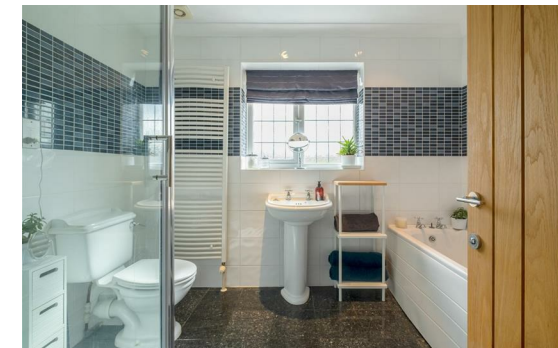




GROUND FLOOR

1ST FLOOR

TOTAL APPROX. FLOOR AREA 2666 SQ.FT. (247.7 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Alexanders

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Important Information

Viewing - To arrange a viewing, please contact the Ashby-de-la-Zouch Sales Team on 01530 413126.
 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.
 General Note - These particulars, whilst believed to be accurate are 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 statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.