

SUPERIOR HOMES

ROYSTON & LUND



Wiiskaw House 5

Packington | LE65 1WF

Guide Price of £900,000 to £925,000

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Royston & Lund are delighted to present this impressive detached four-bedroom home, offering spacious and versatile living throughout.

Upon entering through the porch and into the hallway, you're greeted with a well-laid-out ground floor. To the right, a bright and airy living room features a charming bay window, cosy fireplace, and patio doors leading directly to the rear garden. To the left, you'll find a formal dining room and a convenient ground floor WC.

Straight ahead lies a well proportioned kitchen that flows seamlessly into an open-plan conservatory, creating a light-filled casual dining or family area. From here, there's access to the adjoining dining room, enhancing the sociable flow of the ground floor. A practical utility room sits adjacent to the kitchen, with internal access to the double garage for added convenience.

Upstairs, the primary bedroom enjoys the benefit of fitted wardrobes, additional space for seating or dressing, and a private en-suite bathroom. Another bedroom to the front of the house is also notably spacious, while the remaining bedrooms are ideal for family, guests, or home office use. A modern family bathroom completes the first floor.

To the rear, the property boasts a beautifully maintained and extensive garden, featuring lush turf, a variety of shrubs, flowering plants, and mature trees. A paved patio area is ideal for outdoor dining and relaxation. At the front, a paved driveway provides off-road parking for multiple vehicles, enhancing both practicality and curb appeal.

This property blends generous internal space with attractive outdoor areas, making it a superb family home ready to enjoy.





- Guide Price of £900,000 to £925,000
- Four Bedroom Detached
- Fitted Wardrobes / En-suite
- Ample Kitchen & Utility
- Separate Living Room & Dining Room
- Generous Amount of Land
- Open-Plan Conservatory
- Double Garage & Driveway
- EPC Rating - E
- Council Tax Band - G











5 Heather Lane is in the quiet village of Packington. There is a small shop nearby for groceries and a local pub called The Bull & Lion. The village hall holds events and activities for the community.

The area has lots of open space for walking and enjoying nature. Places like Hicks Lodge and Calke Abbey are close by.

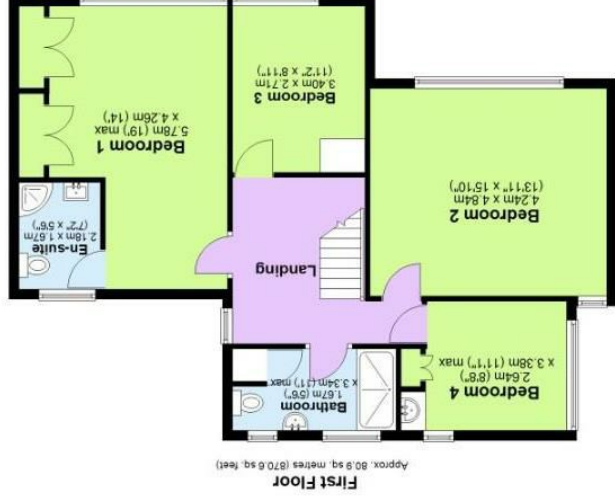
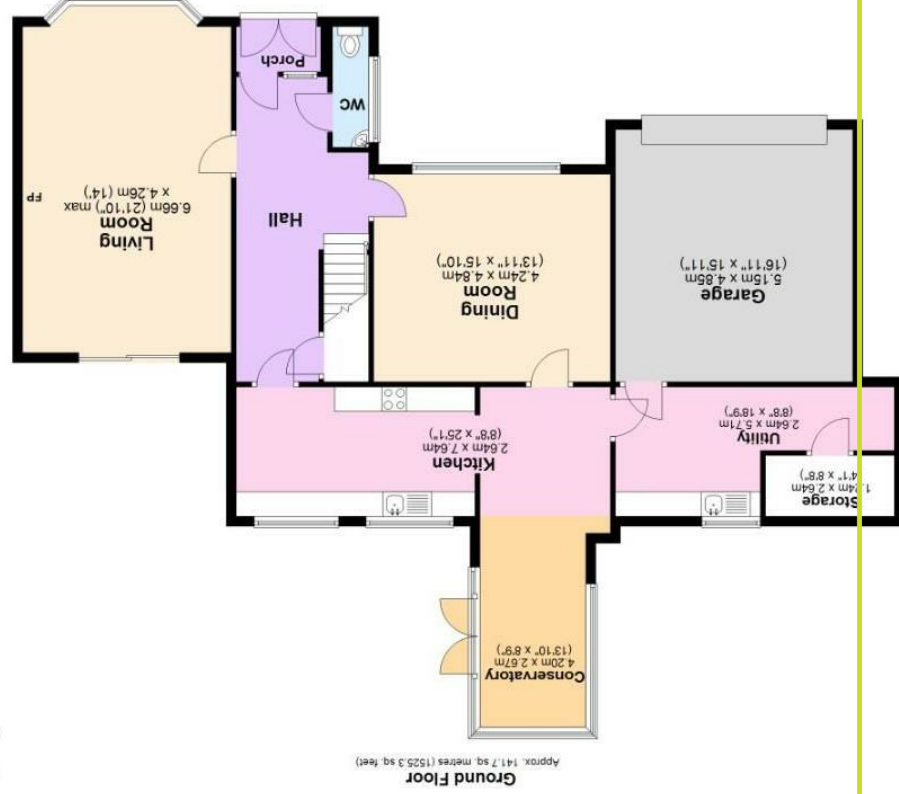


Just five minutes away by car is the town of Ashby-de-la-Zouch. There you will find shops, supermarkets, cafés, and restaurants. Ashby also has a leisure centre with a swimming pool and a park for walks and sports.



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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Total area: approx. 222.6 sq. metres (2396.0 sq. feet)



England & Wales		England & Wales	
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
Potential	Current	Potential	Current

EPC

