



46 Lower Packington Road  
| LE65 1GF | Guide Price £395,000

ROYSTON  
& LUND

- Guide Price £395,000 to £400,000
- Seperate Living Room & Dinning Room
- Off Road Parking with Double Garage with First Floor
- Desirable Location of Ashby-de-la-Zouch
- Council Tax B // EPC D
- Three Bedroom Semi Detached House
- Ground Floor Bathroom & Utility Room
- South Facing Rear Garden
- Close to Numerous Amenities
- Freehold





Guide Price £395,000 to £400,000

Royston & Lund are delighted to present this exquisite three-bedroom semi-detached family home, ideally located in Ashby-de-la-Zouch, within close proximity to a wide range of local amenities. Offering generous living space both inside and out, this property is full of character and charm. With ample parking, storage, and a rear garden, it is perfectly suited for family living.

The property opens with an inner porch, welcoming you into the home. The living room follows immediately, featuring a charming wood-burning stove and bright front-facing windows. From here, there is access to the staircase and the dining room.

The dining room is a fantastic space, featuring built-in storage and providing access to the kitchen at the rear. It is ideal for entertaining family and friends, while offering great versatility.

The kitchen is bright and spacious, with external access to the driveway at the side of the property. It boasts stunning wall and floor tiles, complemented by a large window and ample storage and workspace. The space is centred around a large freestanding range cooker, enhancing the kitchen's character and design.

To the rear of the kitchen, there is access to a spacious ground floor bathroom on the left and a utility room on the right. The bathroom feels open and fresh, featuring a large shower and benefiting from stylish design details and a rear-facing window.

Upstairs, the landing wraps around the staircase and provides access to all three well-proportioned bedrooms, with the principal bedroom located at the front of the property.

The garage to the rear is large enough for two cars and includes a staircase leading to the first floor, offering additional storage or potential for further use. Beyond this lies the garden, creating an ideal outdoor space for family and friends.

For more information: [https://reports.sprift.com/property-report/?access\\_report\\_id=5208964](https://reports.sprift.com/property-report/?access_report_id=5208964)

Freehold





### EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

**Ground Floor**  
Approx. 92.9 sq. metres (1000.0 sq. feet)



**First Floor**  
Approx. 85.1 sq. metres (700.2 sq. feet)



Total area: approx. 158.0 sq. metres (1700.3 sq. feet)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON & LUND**