

SUPERIOR HOMES

ROYSTON & LUND



45 Upper Packington

| LE65 1ED

Guide Price £650,000

Guide Price £650,000 - £675,000

Royston and Lund are delighted to bring to market this beautifully presented four-bedroom detached family home, offering stylish, modern living throughout and situated in a highly sought-after area. Welcomed by a bright and airy hallway that sets the tone for the rest of the home.

The ground floor features a front-facing sitting room, a private study, a convenient downstairs WC, and access to an integrated garage. At the heart of the home is an immaculate open-plan kitchen, dining, and living area, finished to a high standard with bi-fold doors opening out to an east-facing, landscaped rear garden. The kitchen is of modern contemporary style with wall to ceiling cupboards and a large breakfast island that houses the sink and hob, further integrated appliances include a dishwasher, fridge, freezer and double oven. This extended area of the property is flooded with light from the Velux windows and double bi-fold doors. There is a convenient utility off of the kitchen with room for additional appliances.

On the first floor, a spacious landing leads to the principal bedroom with its own en suite shower room; flooded with light from a large west facing window and Velux windows. Bedroom two has a Juliet balcony with views over the garden. Two further generous bedrooms and family bathroom complete. Two further well-proportioned bedrooms that share a modern family bathroom.

Externally, this home benefits from a private driveway and a contemporary façade, perfectly matching the stylish interior. The landscaped garden offers modern patios and an area of lawn, perfect for relaxing and entertaining.

This superb home combines space, practicality, and high-end finish in a fantastic location within easy walking distance to the market town of Ashby-de-la-Zouch.





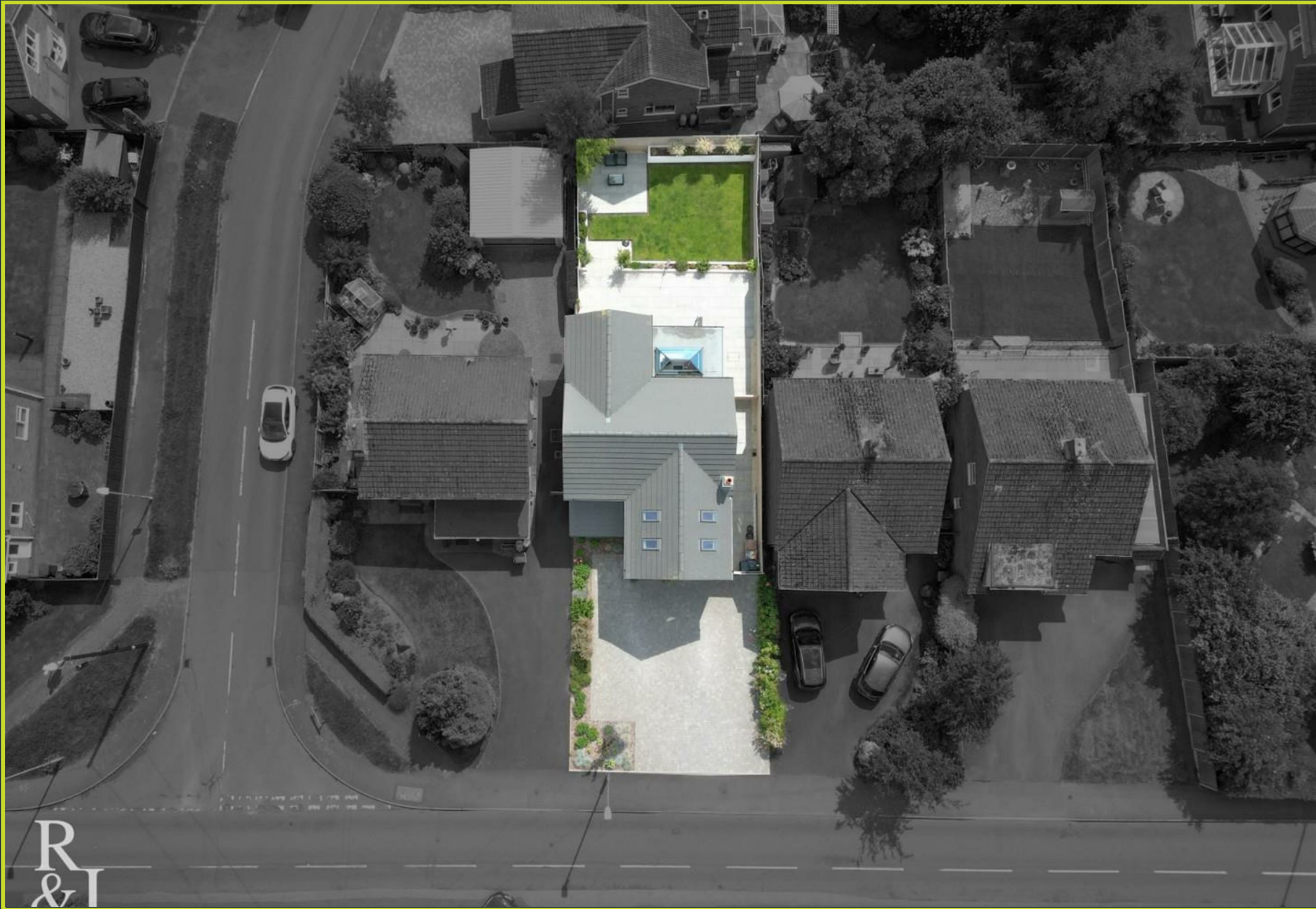
- GUIDE PRICE £650,000 TO £675,000
- Four-Bedroom Detached Home
- Sought-After Area
- Open-Plan Kitchen, Dining, And Living Area
- Family Bathroom, En Suite, Downstairs WC
- High-End Finish
- Driveway For Multiple Vehicles
- Council Tax Band E
- EPC Rating D
- Freehold





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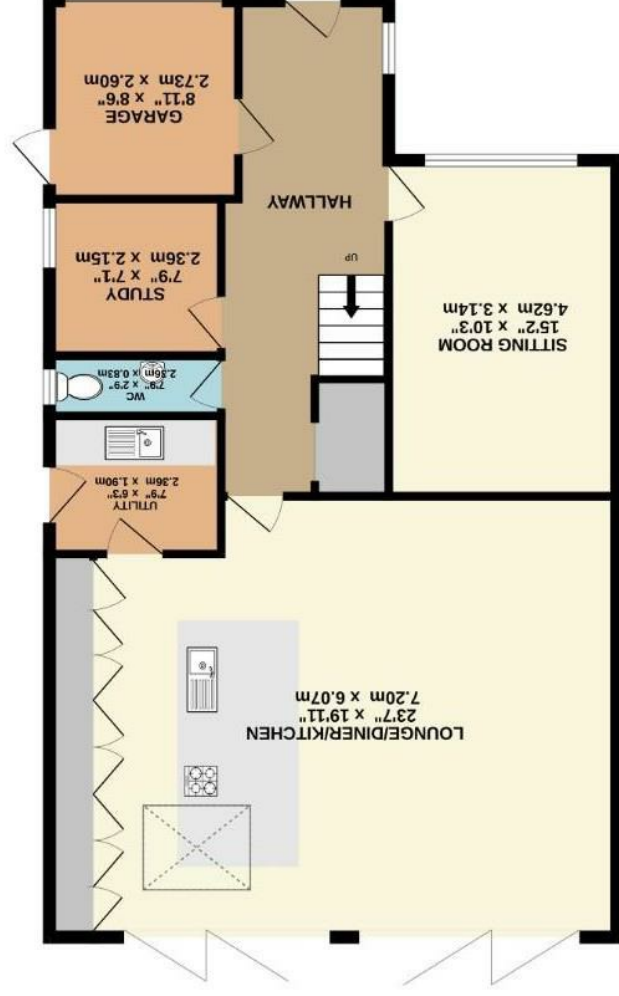
The picturesque market town of Ashby-de-la-Zouch lies in the civil parish of North West Leicestershire. Ashby lies at the heart of The National Forest on the A42 between Tamworth and Nottingham. In 2018, Ashby Market Street was named "Best Shopping Experience", and in 2019 it made the final of the rising-star category for UK high streets. The town boasts a range of shops, bars, cafes and restaurants, community library and leisure centre.



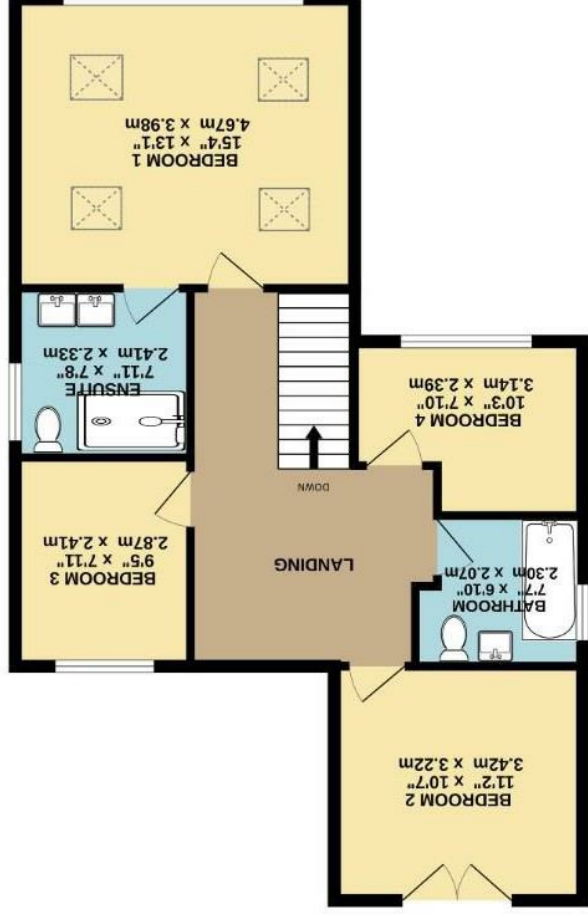
The nearby Bath Grounds were once home to the Ivanhoe Spa, and on a stroll through this delightful green space, you can read about Edwardian parachutist Dolly Shepherd.



GROUND FLOOR
1007 sq.ft. (93.6 sq.m.) approx.



1ST FLOOR
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA: 1737 sq.ft. (161.4 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 misstatement. 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.
Made with Metronix e2025

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.

Tel: 01530 443 443

1ST FLOOR
730 sq.ft. (67.8 sq.m.) approx.

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



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