

SUPERIOR HOMES

ROYSTON & LUND



16 Ashby Road

| LE65 1TD

Asking Price £525,000

Guide Price £525,000

Charming Detached Bungalow with Spacious Gardens

Set in a peaceful countryside location, this delightful three-bedroom detached bungalow offers generous living space and a beautifully maintained plot.

The bright living room features an exposed brick open fireplace and bi-fold patio doors that flood the room with natural light and open onto the garden. The traditional kitchen-diner is fitted with classic wooden cabinetry, integrated appliances, and a practical rear porch.

All three bedrooms are well proportioned, while the family bathroom includes a bath, separate shower, toilet, and bidet.

Outside, the impressive garden is a standout feature—complete with a slabbed patio, extensive lawn, and mature trees and hedges for privacy. The front garden mirrors this charm with established planting. Ample off-road parking and a detached garage further enhance this home's appeal.

Offering both tranquillity and practicality, this bungalow presents an exceptional opportunity to enjoy countryside living at its finest.

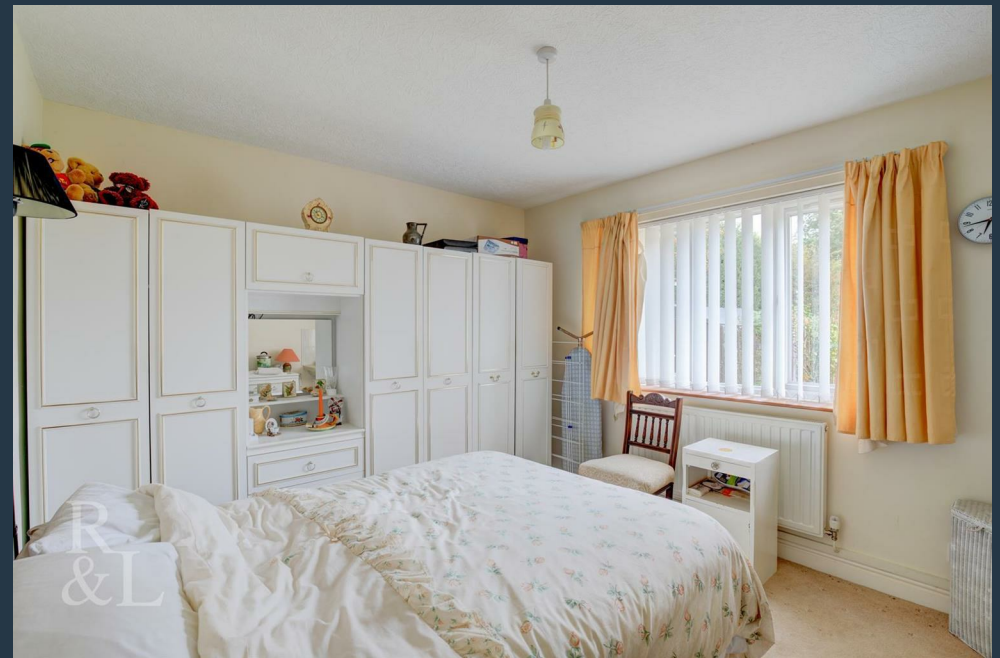




- Asking Price £525,000
- Charming Detached Bungalow with Spacious Gardens
- Three Generous Bedrooms
- Large dual Aspect Lounge with Bi-fold Doors to the Garden
- Kitchen/Diner with Rear Porch
- Five Piece Family Bathroom
- Detached Garage
- Close to Countryside Walks
- Off-Road Parking for Multiple Vehicles
- Council Tax Band - E / EPC Rating - D / Freehold











Packington is located within walking distance of Ashby which offers a wealth of amenities, bars, restaurants, health care and fantastic schooling. Packington itself offers a really good village shop, a renowned pub and a village primary school. Situated in easy walk to the National Forest

The town of Ashby-de-la-Zouch, now famous for its ruined 15th-c. castle, was a popular Victorian spa town during the 19th-c. A row of fine Classical-style houses, in Bath Street, date back to this era.



Several buildings in the town's main street, are timber framed, although the timbers are now hidden behind later brick facades. One building that still retains its original Elizabethan timbering is the 'Bull's Head' pub.

The Norman suffix which distinguishes Ashby from other towns of the same name comes from the La Souche family, lords of the manor from about 1160. They built a stone hall that was extended into a castle in the 15th-c. by the 1st Lord Hastings.



The National Forest lies to the east of town. A large and easily accessible recreational area of woodland that provides a wide range of environmental and social benefits for current and future generations.

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.

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

EPC



Ground Floor
Approx. 122.4 sq. metres (1317.5 sq. feet)

Total area: approx. 122.4 sq. metres (1317.5 sq. feet)

