



18 Century Drive

Packington | LE65 1GQ | Offers In The Region Of £290,000

**ROYSTON
& LUND**

- Offers in the Region of £290,000
- Ample Size Living Room / Dining Room
- Ground Floor WC
- Well-Maintained, South-West Facing Garden
- Freehold
- Three Bedroom Semi-Detached
- Kitchen with Gas Hob
- Bathroom with Shower Over Bath
- Private Driveway
- Council Tax Band - C/ EPC Rating - B





This well-presented three-bedroom semi-detached home offers comfortable and practical living, ideal for families or first-time buyers.

From the entrance hallway, you're welcomed into a spacious living and dining area, offering plenty of room for relaxation and entertaining. Here, a rear door opens out to a well-maintained south-west facing garden, featuring a combination of patio slabbing and neat lawn, all enclosed by fencing for privacy. The garden also benefits from side access through a secure gate, providing convenient entry from the front of the property.

To the front of the ground floor sits the kitchen, complete with an integrated oven and gas hob, along with neutral cabinetry, worktops, and tiling. A convenient WC completes the ground floor.

Upstairs, the home offers two double bedrooms and a single bedroom, each well-proportioned. The family bathroom features a bath with overhead shower and continues the property's neutral décor, maintaining a cohesive look throughout.

To the front, a private driveway provides parking for two vehicles.

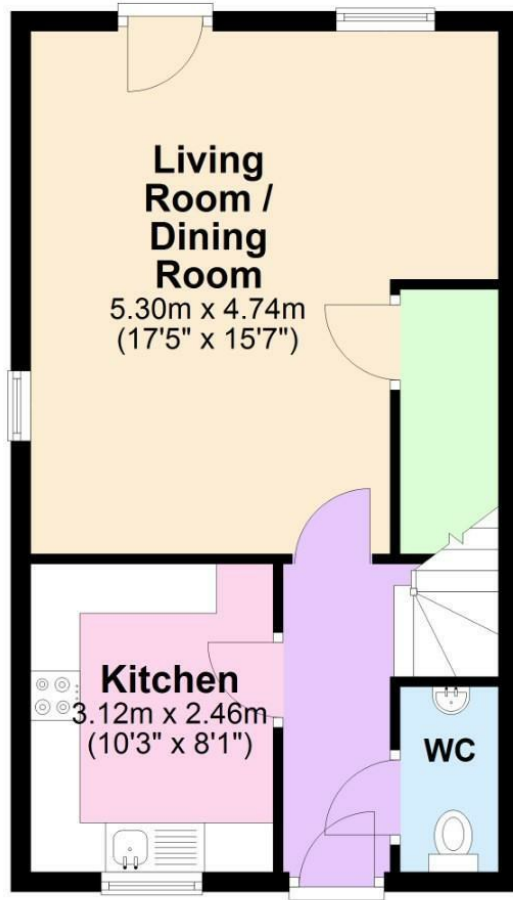
This property is set in a quiet village with a friendly community feel. The well-regarded Packington Church of England Primary School is nearby, while Ashby-de-la-Zouch's shops, cafés, and leisure facilities are just minutes away.

Surrounded by National Forest countryside, the area is ideal for outdoor pursuits. Excellent road links via the A42 and M42 provide easy access to Leicester, Derby, and Birmingham, offering a perfect balance of rural charm and convenience.

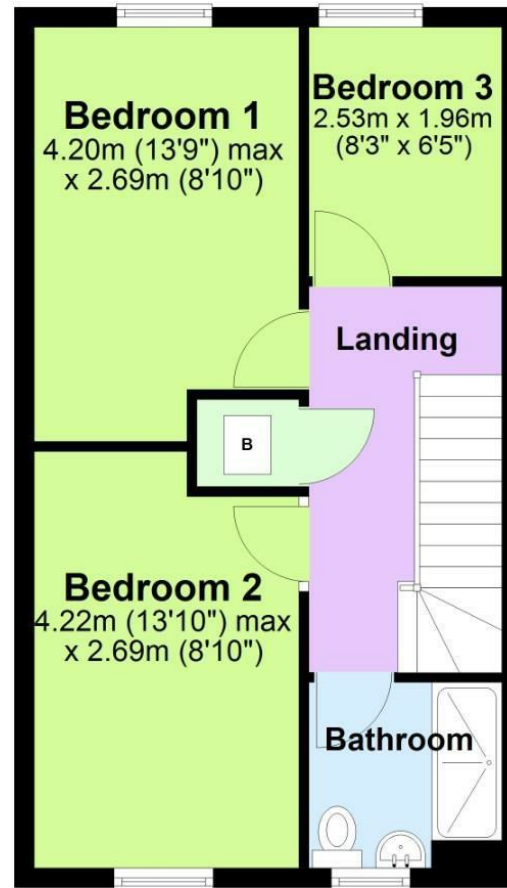
For further details, please see our Key Facts For Buyers



Ground Floor
Approx. 40.4 sq. metres (434.9 sq. feet)



First Floor
Approx. 40.4 sq. metres (434.9 sq. feet)



Total area: approx. 80.8 sq. metres (869.8 sq. feet)



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		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		EU Directive 2002/91/EC	

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