



R  
28 Normanton Road

| LE65 1WR | Offers In The Region Of £400,000

ROYSTON  
& LUND



- Offers in the region of £400,000
- Lounge/Diner
- Large Enclosed West Facing Rear Garden
- Walking Distance To Ashby-de-la-Zouch
- Council Tax - D
- Three Bedroom Detached Property
- Driveway With Ample Space For Multiple Vehicles
- Close to Countryside Walks and National Forest Attractions
- EPC - TBC
- Freehold







Offers in the region of £400,000

Situated in the desirable village of Packington, this generously sized family home offers a fantastic opportunity to put your own stamp on a well-laid-out property.

As you step inside, a porch and hallway lead into a spacious lounge/diner, perfect for everyday living and entertaining. There's also a separate reception room and a bright conservatory overlooking the garden, offering flexible space for family life. The kitchen provides a practical layout with scope for modernisation, and the attached garage adds valuable storage or potential for conversion.

Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, all ready for a refresh to suit your personal style.

Externally, the home features a large enclosed west facing rear garden, perfect for outdoor living. there is a driveway with ample space for multiple vehicles.

Local amenities of a convenience store, family public House, Cafe and Primary School and is walking distance to Ashby-de-la-Zouch. Close to Countryside Walks and National Forest attractions.

Please get in touch today for your personal tour!





EPC

#### Energy Efficiency Rating

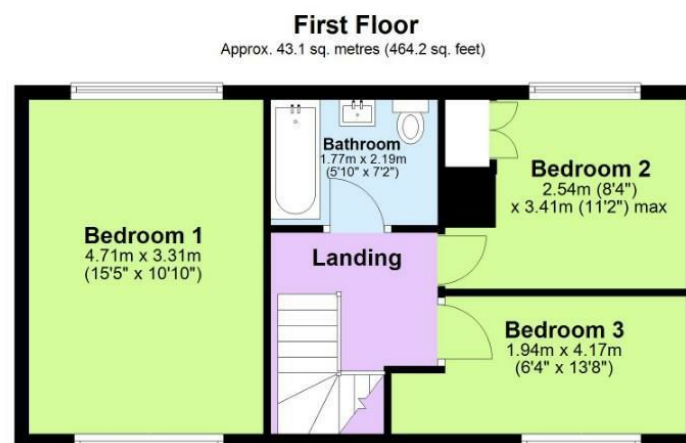
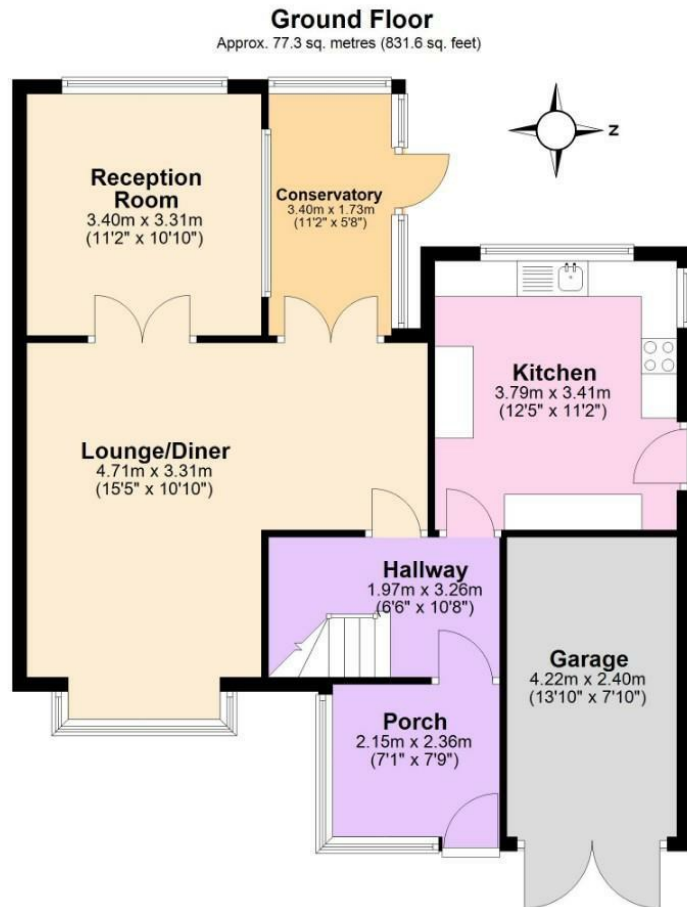
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	46	70

England & Wales 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		

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Total area: approx. 120.4 sq. metres (1295.8 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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