



18 Hall Lane

Packington | LE65 1WE | Offers In Excess Of £367,000 -£385,000

ROYSTON
& LUND

- Offers in the region of £367,000
- Family Bathroom, and an En-Suite to the Principle Bedroom and Downstairs WC
- Separate Lounge With Double Doors to a Large Sun Room
- Large Driveway
- EPC Rating - C
- Immaculately Well Presented Four Bedroom Semi Detached Dormer Bungalow
- Open Plan Kitchen Diner with Utility Room
- Detached Garden Room
- Close to National Forest Walks
- Freehold - Council Tax Band - C





Entering the property the ground floor accommodation consists of a reception room/playroom that can be used as a fourth bedroom. The living room is a spacious size containing gas fireplace and French double doors leading into the sun room. The sun room is a spacious and cosy space letting in lots of natural light, perfect for use all year round due to underfloor heating and it gives access to the rear garden. The Kitchen is equipped with integrated appliances such as dishwasher oven, hob and extractor fan and benefits from butcher's block work surfaces and wooden floors throughout. The downstairs bedroom is a generous size and has access to a beautifully presented four piece ensuite. The ground floor also boasts a utility room/WC and under stairs storage for added convenience.

To the first floor there are two well proportioned double bedrooms with velux windows which let in lots of natural light. Both bedrooms share a separate three piece shower room. The first floor also boasts access to eaves storage that aligns the front and rear aspect of the property accessed by numerous cupboards.

The private rear garden is a good size consisting of a lawned area with patio and flower beds enclosed by fenced borders, the rear also has a garden room which can be used as an office or a home gym or to the buyer's discretion. To the front there are raised borders and ample off-street space for two vehicles

An immaculately presented four bedroom semi detached property in the highly sought after village of Pakington situated in the Heart of National Forest. The village offers amenities such as a well regarded Primary School, a shop, Public House and Cafe. Close to wonderful countryside walks and is walking distance to the Historic Town of Ashby de la Zouch.



Ground Floor
Approx. 106.1 sq. metres (1141.9 sq. feet)



First Floor
Approx. 77.7 sq. metres (836.4 sq. feet)



Total area: approx. 183.8 sq. metres (1978.3 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(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 (CO₂) 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**