

# SUPERIOR HOMES

## ROYSTON & LUND





# 11 Homecroft Drive

Packington | LE65 1WG

Guide Price Guide Price of £500,000 -

Guide Price of £500,000 - £535,000

This three-bedroom fully renovated contemporary bungalow has been thoughtfully reimagined to offer modern, open-plan living at its finest. Walk through the composite door, porch and double glazed doors through to an inviting hallway immediately draws you toward the heart of the home: a stunning full-width, open-plan kitchen, dining, and living space. Flooded with natural light, this impressive area features a glazed gable wall with bi-fold doors and a vaulted ceiling, creating an airy, uplifting atmosphere.

The kitchen is beautifully designed with generous waterfall edge quartz worktops, a 5-ring gas hob with a sleek ceiling-mounted extractor, an integrated dishwasher and sink with mixer tap. Here, the entire wall is lined with stylish dark blue matte cabinetry, including a floor-to-ceiling integrated fridge and a set of built-in ovens. Adjoining this space is a highly practical utility room, finished with matching quartz worktops, a sink with mixer tap and dedicated areas perfect for a freezer, washing machine, and tumble dryer, along with further storage.

All three bedrooms are well-proportioned, with the principal bedroom standing out as an exceptional retreat. It continues the home's contemporary, free-flowing design with its own walk-in wardrobe area and a private en-suite shower room with a generous size walk-in shower, wash basin, heated towel rail and toilet. The remaining two bedrooms are served by a bathroom featuring an elegant free-standing bath and an enclosed shower, all set against a luxurious blend of carefully curated tiling. A heated towel rail, wash basin, and toilet complete this beautifully finished space.

Outside, the gravelled driveway provides useful parking, whilst to the rear, the newly landscaped south-facing rear garden offers an inviting outdoor space, featuring neat, raised stone terracing bordered by sleepers, with steps leading down to a well-kept lawn.







- Guide Price of £500,000 - £535,000
- Thoughtfully Reimagined Contemporary Bungalow
- Three Double Bedrooms, Detached
- Impressive Full Width Open-Plan Living Space
- Glazed Gable Wall with Bifold Doors and Vaulted Ceiling
- Premium High Quality Kitchen Cabinetry and Worktops
- Master Bedroom with En-suite and Walk-in Wardrobe
- Luxurious Main Bathroom with Separate Shower
- Newly Landscaped South-Facing Garden
- EPC Rating - C / Council Tax Band - C / Freehold







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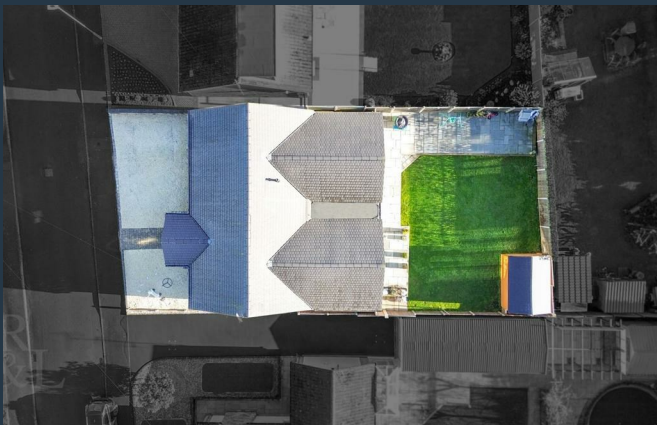




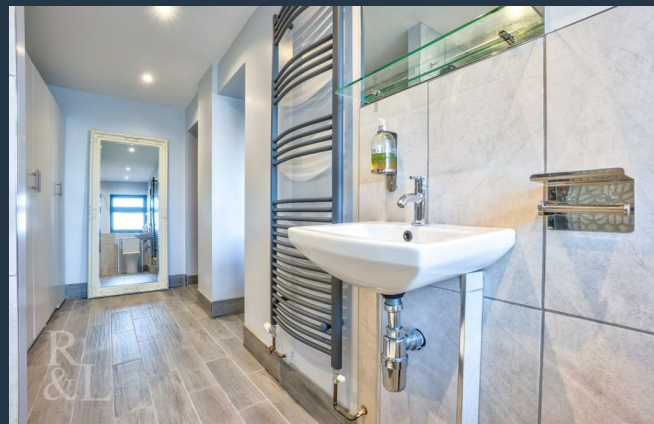




The village enjoys a rural setting within the National Forest, offering easy access to woodland walks, open countryside and local green spaces. Families benefit from Packington Church of England Primary School, while the modern Packington Memorial Hall provides a hub for clubs, events and activities. For food, there's the popular Bull & Lion pub and a well-stocked local shop, Daybreak Services.

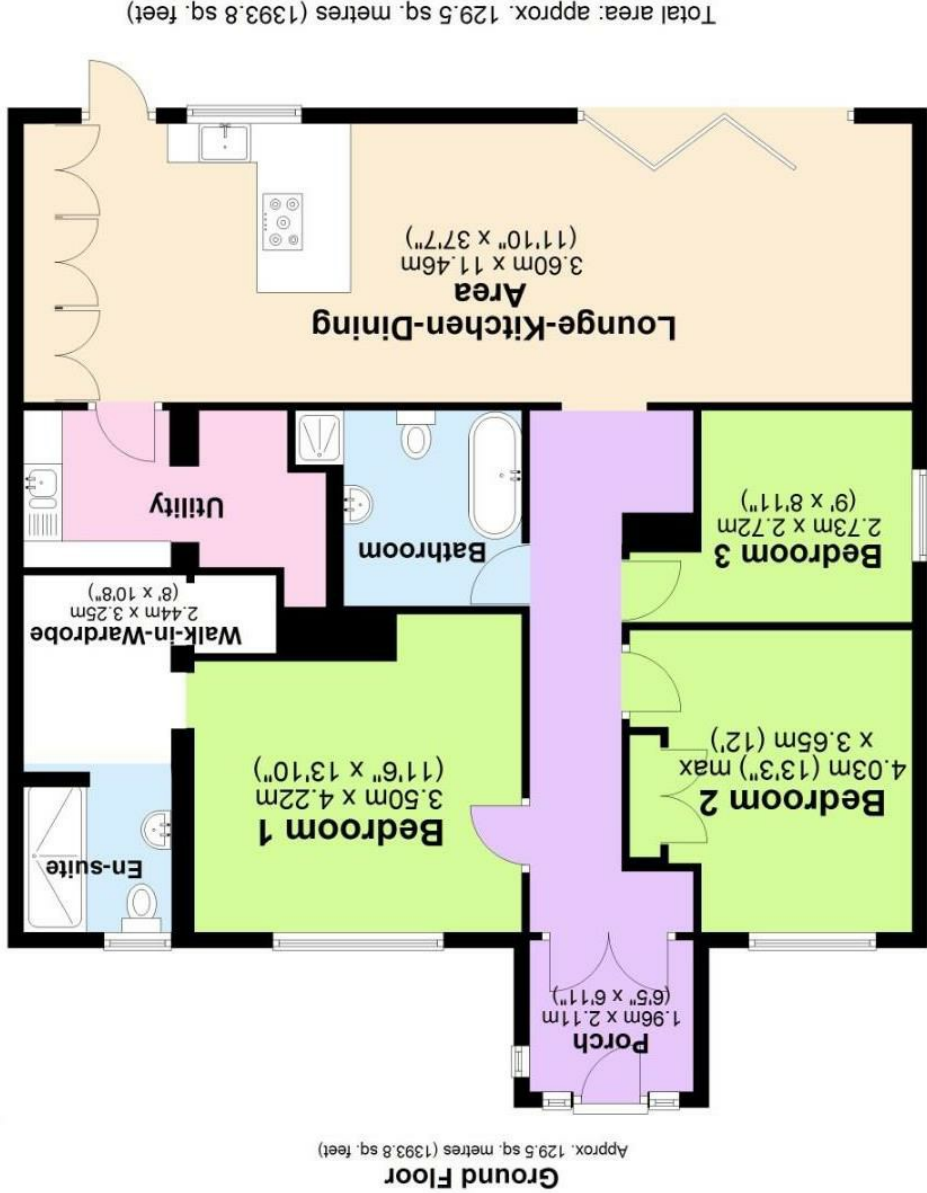


For broader shopping, supermarkets, leisure facilities and secondary schooling, the nearby market town of Ashby-de-la-Zouch is just a short drive away. Packington is also well connected for travel, with the A42 close by, giving straightforward access to major Midland road networks.



| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (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 <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |
| Energy Efficiency Rating                                        |         |           |
| Very energy efficient - lower running costs                     | Current | Potential |
| (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                     |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |

EPC



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.