



Smiths
your property experts

Mill House

Packington

- Newly upgraded and truly unique period home
- Refurbished throughout for the new purchaser
- Brand new kitchen and utility room
- Beautiful new family bathroom and two en-suites
- Redecorated with new carpets throughout
- Landscaped gardens with a new lawn and sandstone terraces
- Brand new oversized detached double garage
- Block-paved driveway with parking for multiple vehicles

General Description

Smiths Property Experts offer to the market, with no upward chain, this newly upgraded and truly unique period home in an exceptional spot, tucked away in the heart of the highly regarded village of Packington. This property features five reception rooms, a spacious kitchen, four double bedrooms, and three bathrooms. Additionally, a newly constructed oversized detached double garage with a new double-width driveway has been added to the rear of the property.





The Property

Internally, the property offers approximately 2,463 square feet of beautiful living accommodation, refitted throughout since last occupied, to a high specification and laid over two floors. The accommodation includes an entrance hall, WC, and five reception rooms, including a sitting room, dining room, snug, study, and conservatory with direct access to the garden. Additionally, there is a brand-new kitchen with an associated refitted utility room and a second WC on the ground floor.

Upstairs, from a bright and airy landing, there are four large double bedrooms and a replaced four-piece family bathroom. The principal bedroom has a newly replaced ensuite shower room. A second replaced ensuite shower room is shared in a 'Jack & Jill' style between bedrooms two and three.

The Gardens

The property has vehicular access from both Mill Street and Ashby Road. There is a block-paved driveway at the front of the property. There is off-road parking for multiple vehicles and a brand-new oversized detached double garage. The gardens wrap around both sides and the rear of the main house, affording privacy and tranquillity and laid to new lawns with Indian sandstone patio terrace.



Planning

There is planning to erect a part two-storey, part single-storey rear extension, side porch, and external alterations. Planning number 21/02250/FUL. Please visit the North West Leicestershire District Council Planning website for more information.



The Location

The property is situated in a beautiful location on the edge of the conservation area in the heart of the village of Packington. The village is highly regarded locally and has an excellent primary school, a public house, a cafe, and a village shop. There are countryside walks right on your doorstep, and the historic market charter town of Ashby-de-la-Zouch is only 1.5 miles away by car or bus.

The nearby M42 motorway link provides excellent access to Derby, Birmingham, Nottingham, Loughborough, and Leicester. There are also exceptional private schools to choose from, such as Repton, Trent College, Twycross House, and Loughborough Endowed Schools. Birmingham and East Midlands airports are easily accessible by car within 30 minutes.

Property Information

EPC Rating: D.

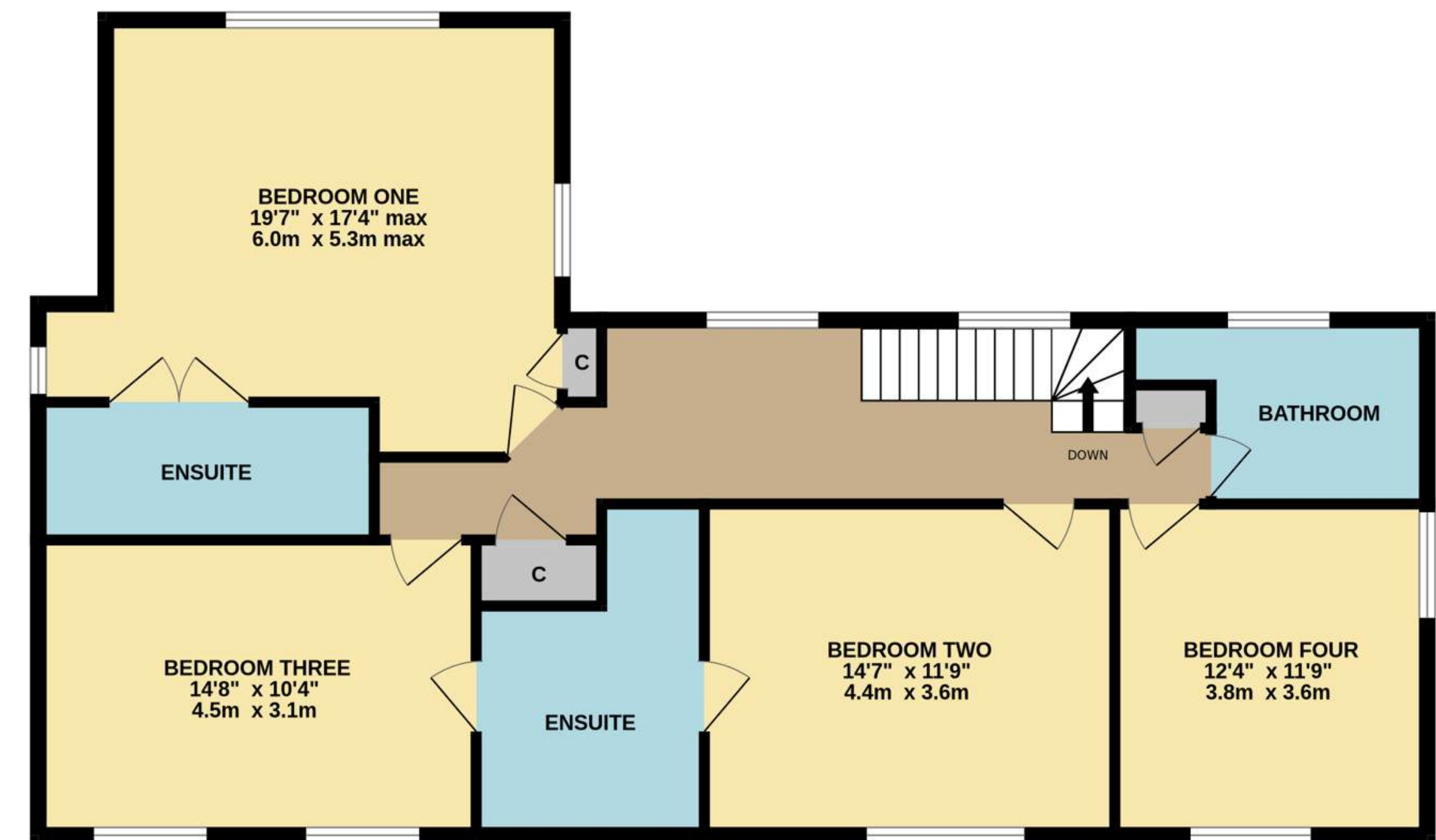
Tenure: Freehold. Council Tax Band: G.

Local Authority: North West Leicestershire.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 2463 sq.ft. (228.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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