



Smiths
your property experts

Archerfield Grange

Packington

General Description

Smiths Property Experts are favoured with instruction to market a bespoke and unique development of seven individually designed single-level homes constructed by the revered and award-winning Keller Homes of Ashby-de-la-Zouch.

Archerfield Grange

The properties have a 10-year new build warranty and will be finished to the highest specification. Complete with Air Source Heat Pumps and zoned underfloor heating, electric car charging points, composite external doors, anthracite high-quality glazing, wood burning stoves and CCTV. The joinery is bespoke including fitted kitchens by Charnwood Kitchens. The eventual purchaser will have a generous allowance and the opportunity to design their own bespoke kitchen.

The properties are constructed with open loft spaces, excellent for storage and with easy conversion potential subject to obtaining the necessary planning consents after completion. All plots boast built-in storage, utility rooms, and detached double garages with private driveways.

Location

Archerfield Grange occupies a rarely available and picturesque setting on the edge of the conservation area in the heart of the north west Leicestershire village of Packington. The village is highly regarded locally, with an excellent primary school, public house and other services including a cafe and a village shop. The village is steeped in history and is home to some beautiful period buildings. There are countryside walks on the doorstep, and the fully serviced historic market charter town of Ashby-de-la-Zouch is just 1.5 miles by car or bus.

Wider access to Derby, Birmingham, Nottingham, Loughborough, and Leicester, is excellent via the nearby M42 motorway link. There are also a number of exceptional local private schooling options including Repton, Trent College, Twycross House and Loughborough Endowed Schools. Both Birmingham and East Midlands airports are accessible by car within 30 minutes.

Keller Construction

Keller Construction has a hard earned and an enviable reputation locally as a quality construction firm. Their developments include The Grove at Packington, Ashby Road in Long Whatton, and Appleby Fields in Appleby Magna, which earned them the Best National Small Developer Award with LABC Warranty. Additionally, they have built Farm Close in Ravenstone and several private builds including some of the highest-value and quality housing in the area.

Slains

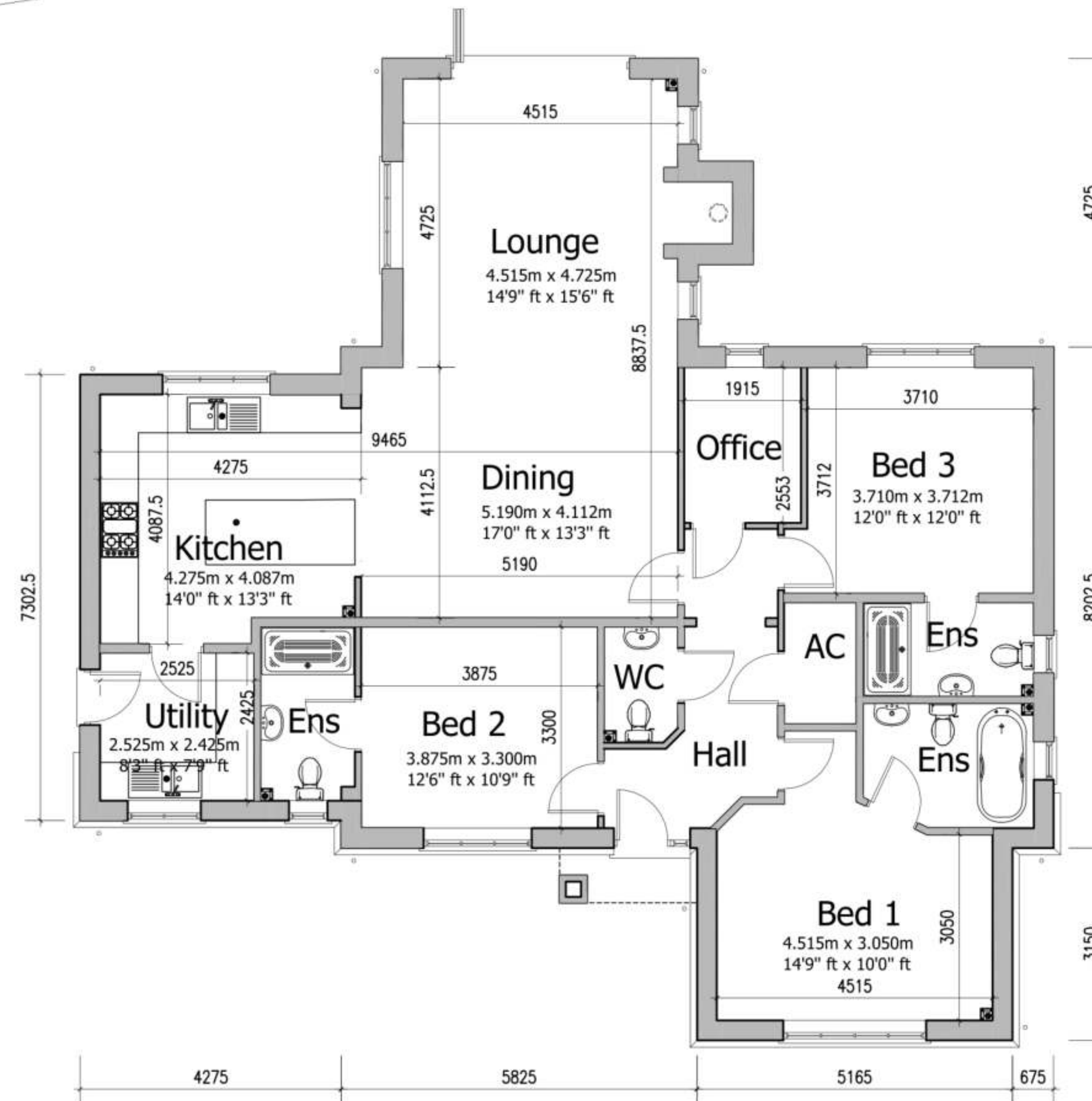
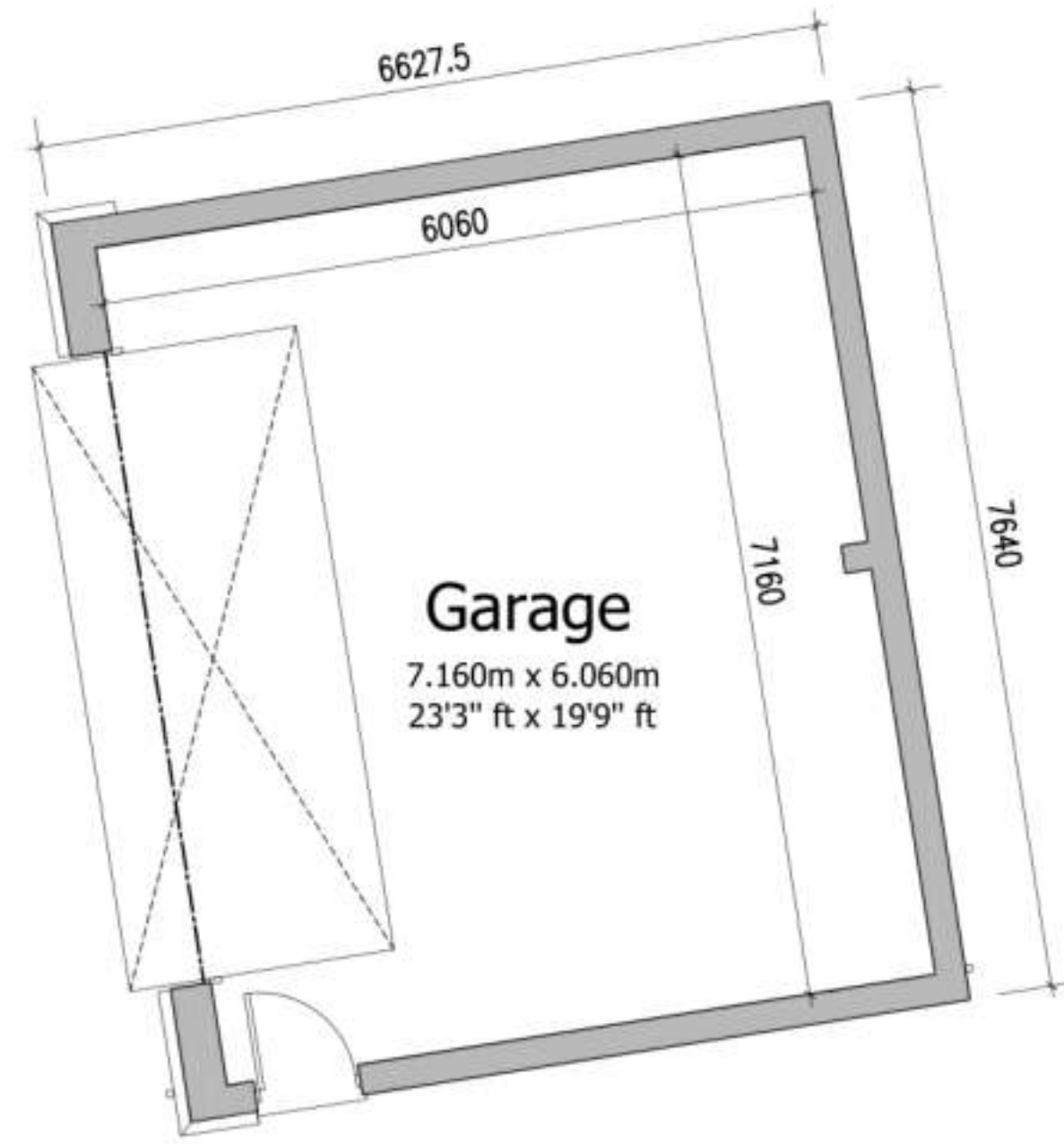
Plot 1





- 3 bedroom, 3 bathroom
- Open-plan kitchen/living/dining
- Home office and utility room
- Detached double garage





Ground Floor Plan
Scale 1:100



Claypits

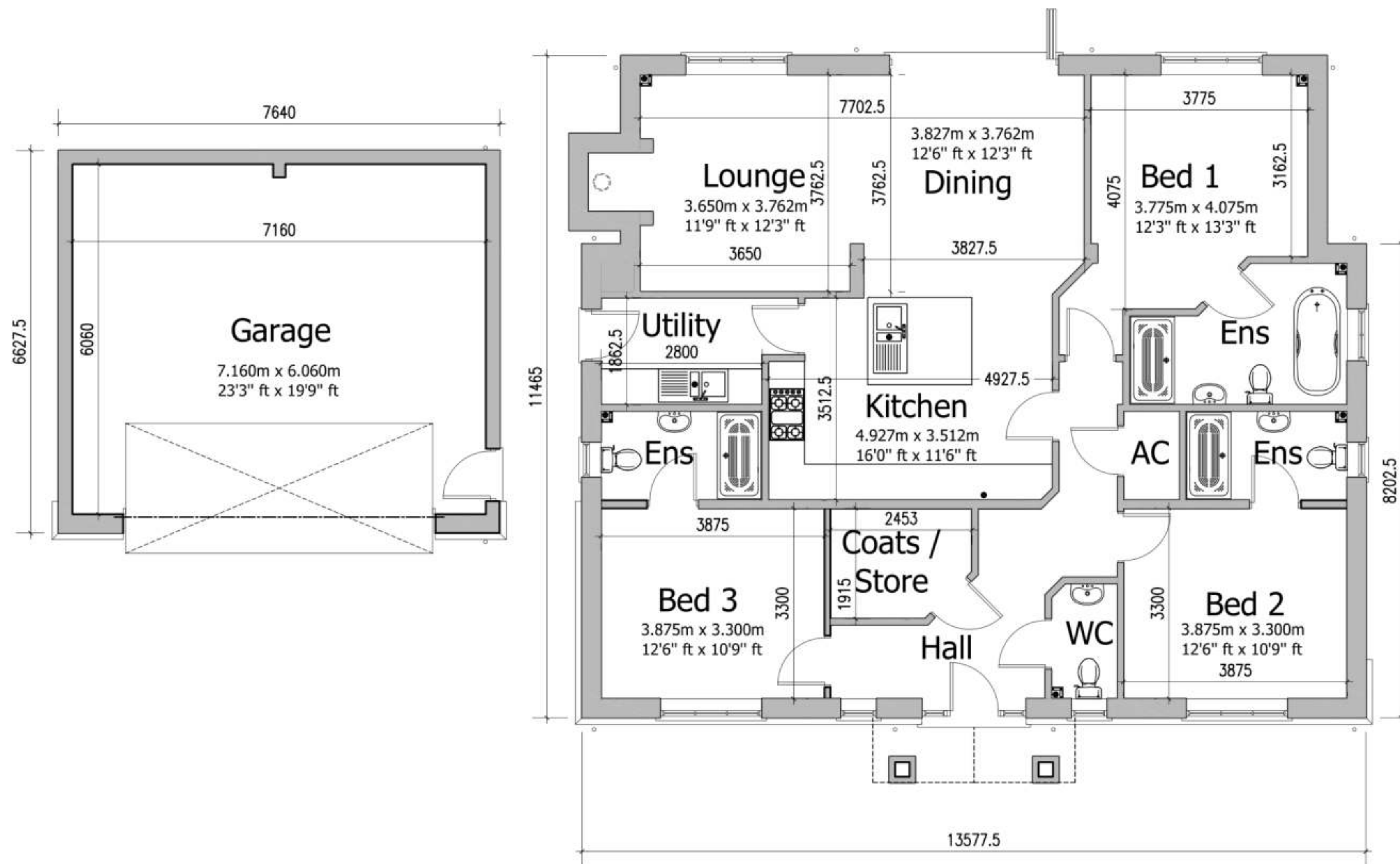
Plot 2





- 3 bedroom, 3 bathroom
- Open-plan kitchen/living/dining
- Utility room
- Detached double garage





Ground Floor Plan
Scale 1:100



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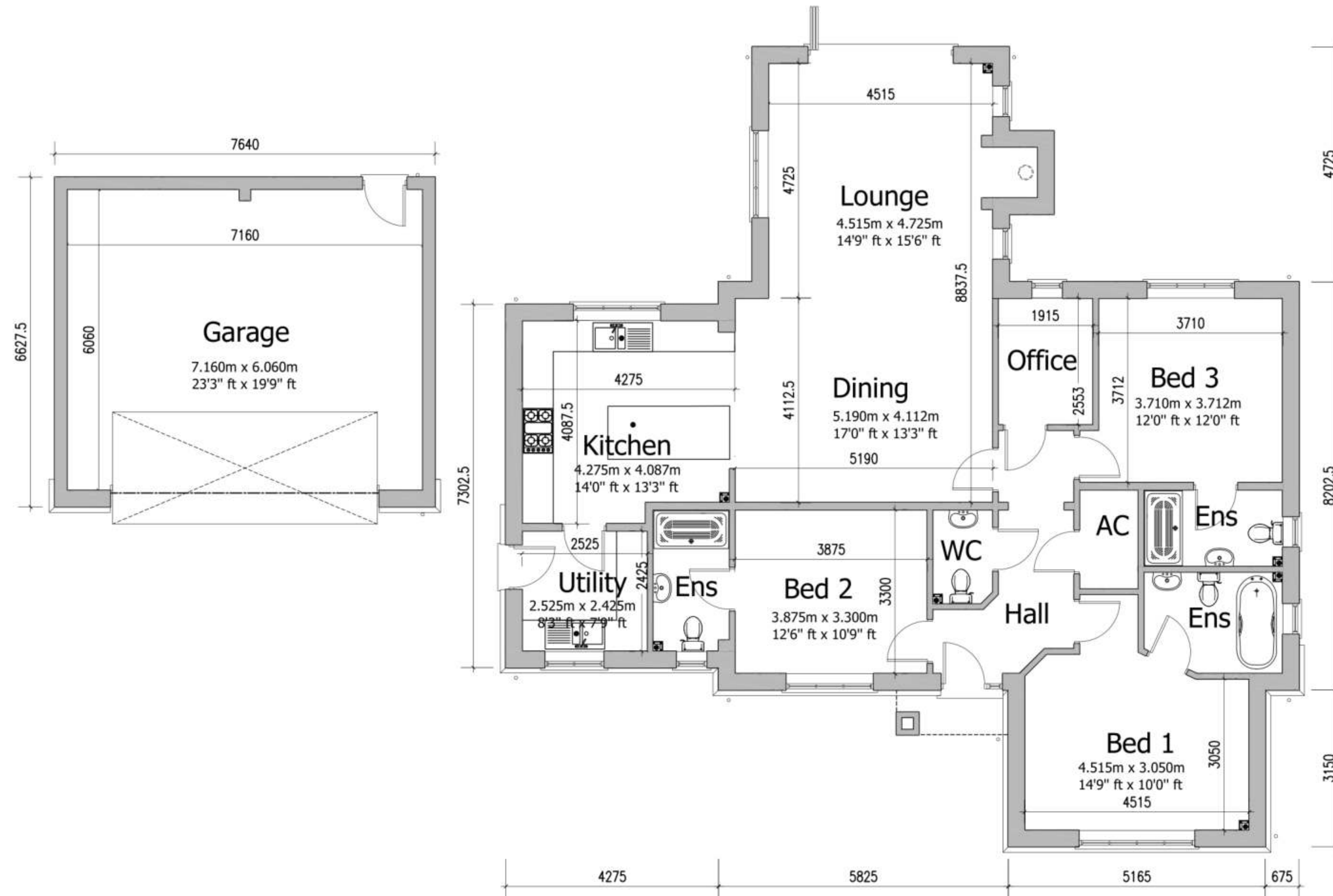
Plot 3





- 3 bedroom, 3 bathroom
- Open-plan kitchen/living/dining
- Home office and utility room
- Detached double garage





Ground Floor Plan
Scale 1:100



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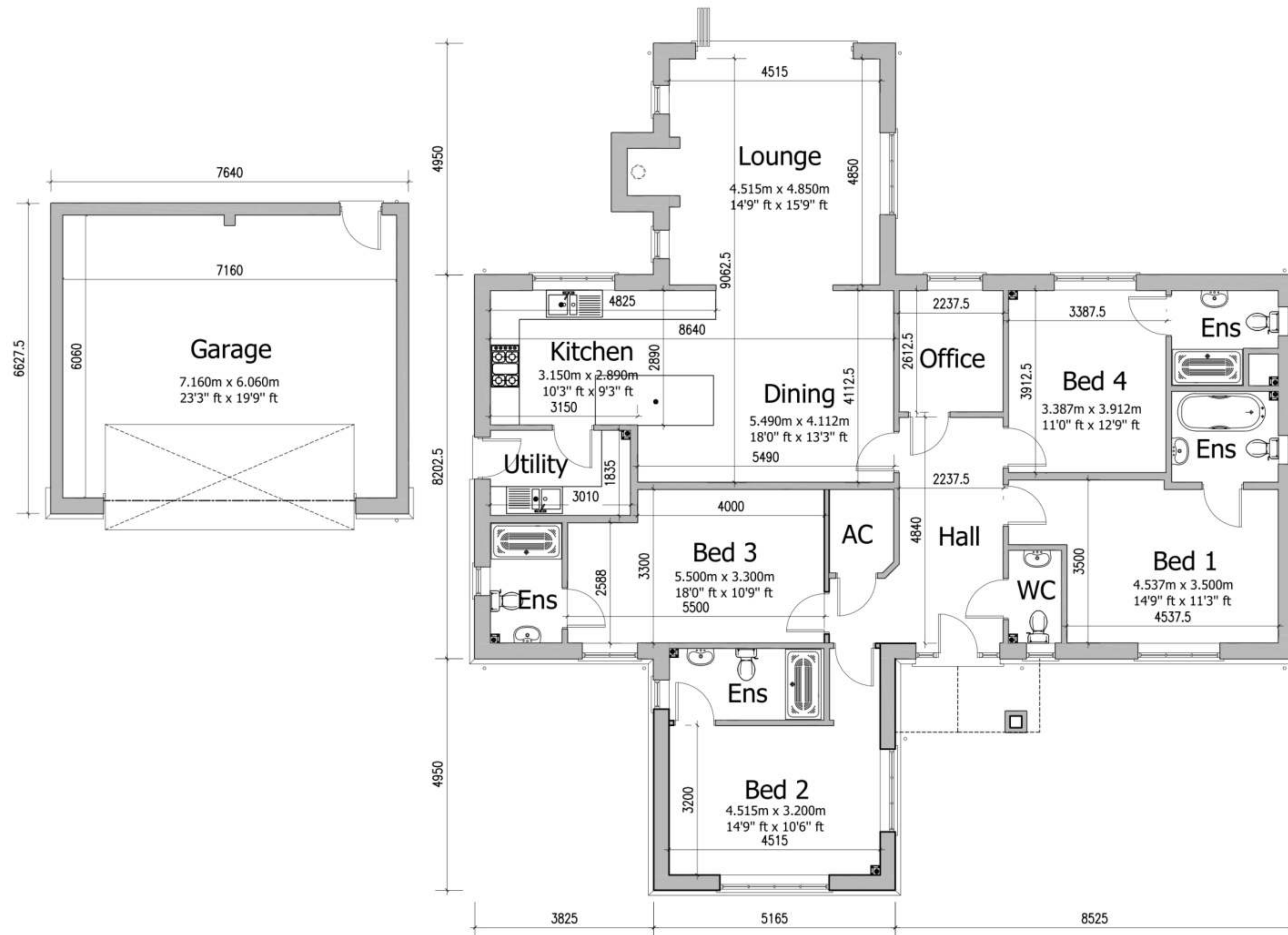
Plot 4





- 4 bedroom, 4 bathroom
- Open-plan kitchen/living/dining
- Home office and utility room
- Detached double garage





Ground Floor Plan
Scale 1:100



Hawklaw

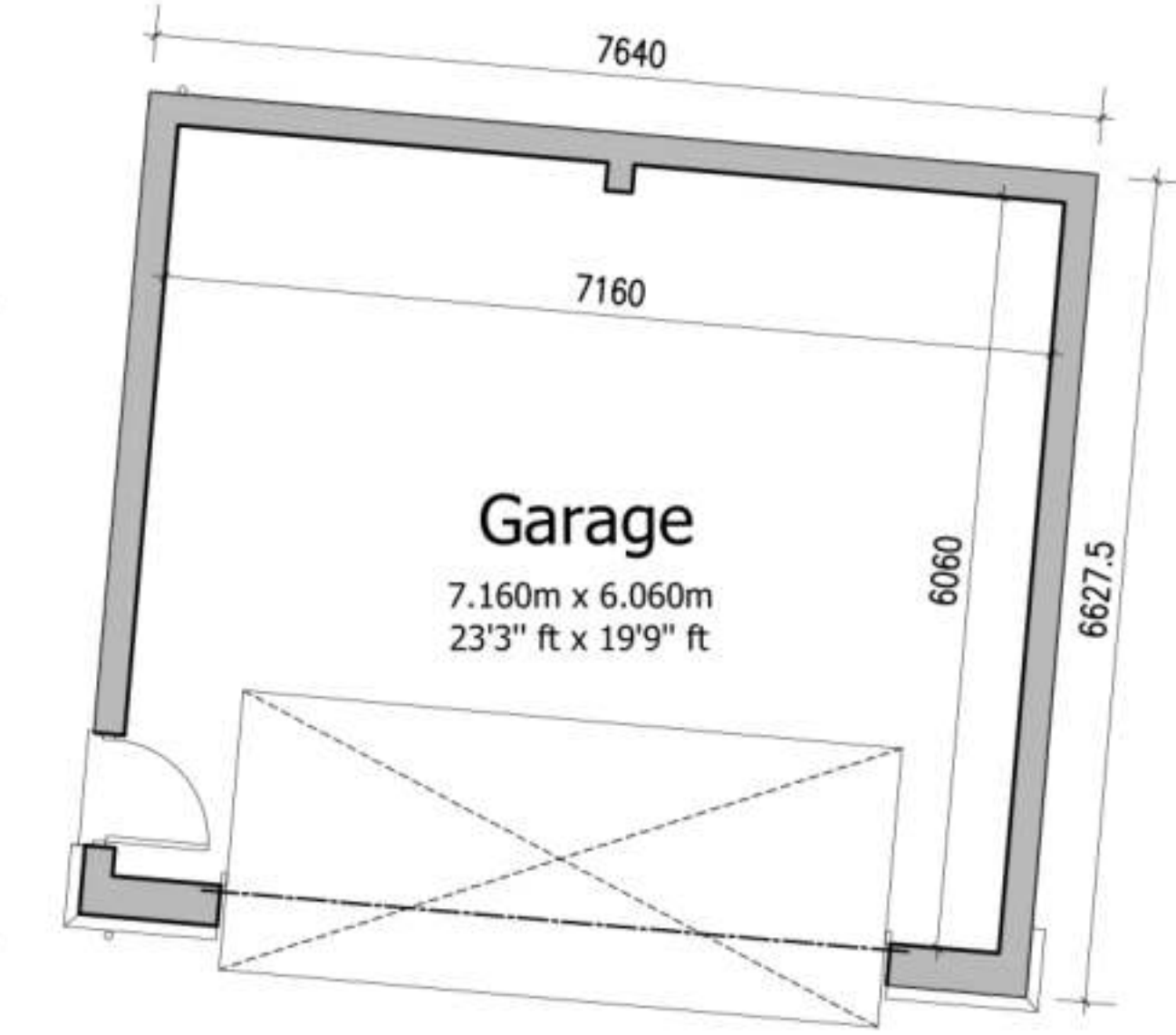
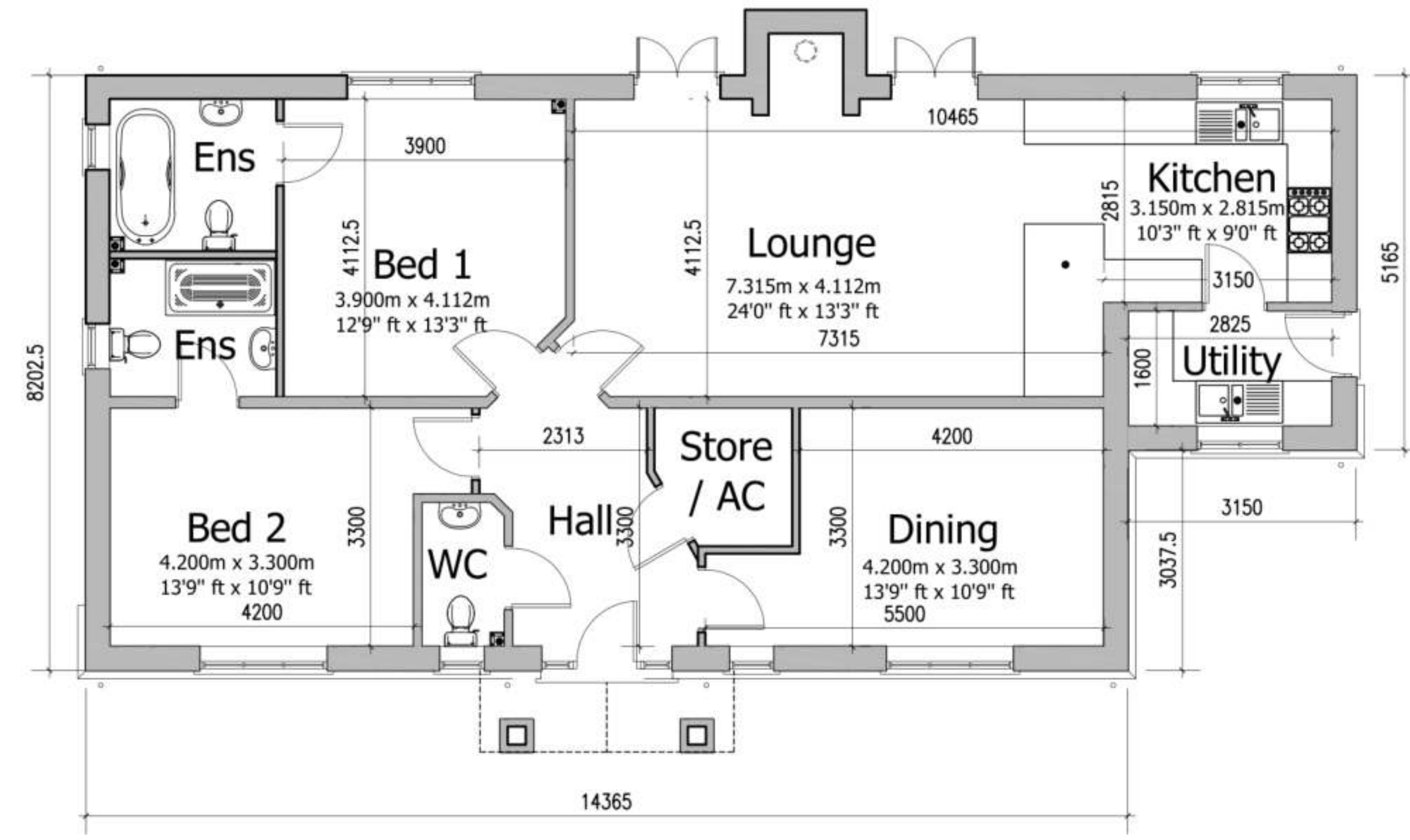
Plot 5



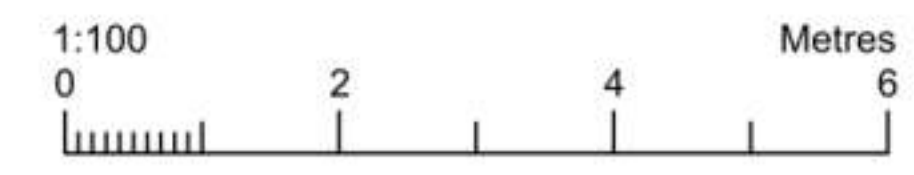


- 2 bedroom, 2 bathroom
- Open-plan kitchen and a reception room
- Utility room
- Detached double garage





Ground Floor Plan
 Scale 1:100



Scaurs

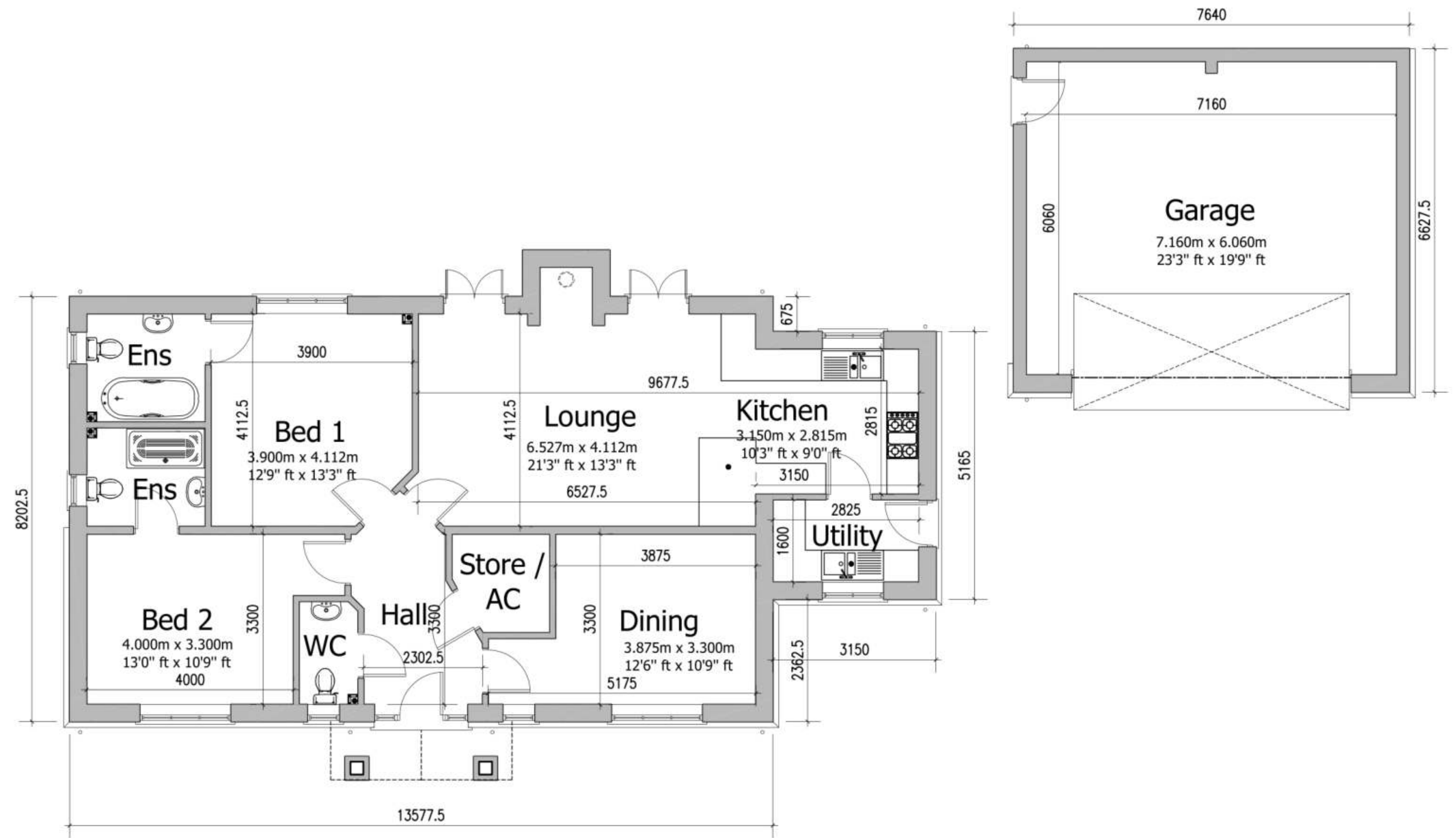
Plot 6





- 2 bedroom, 2 bathroom
- Open-plan kitchen and a reception room
- Utility room
- Detached double garage





Ground Floor Plan
Scale 1:100



Home

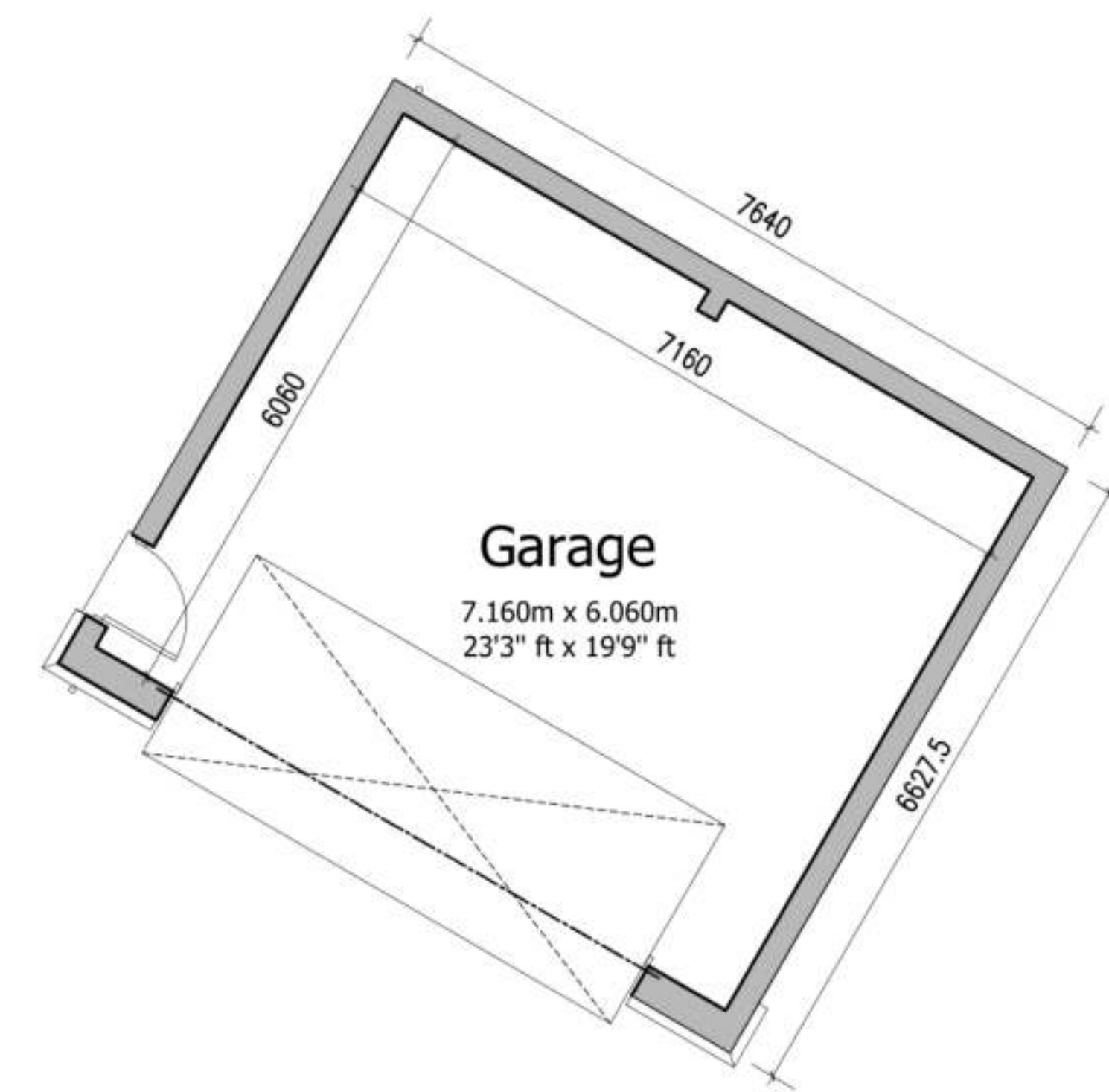
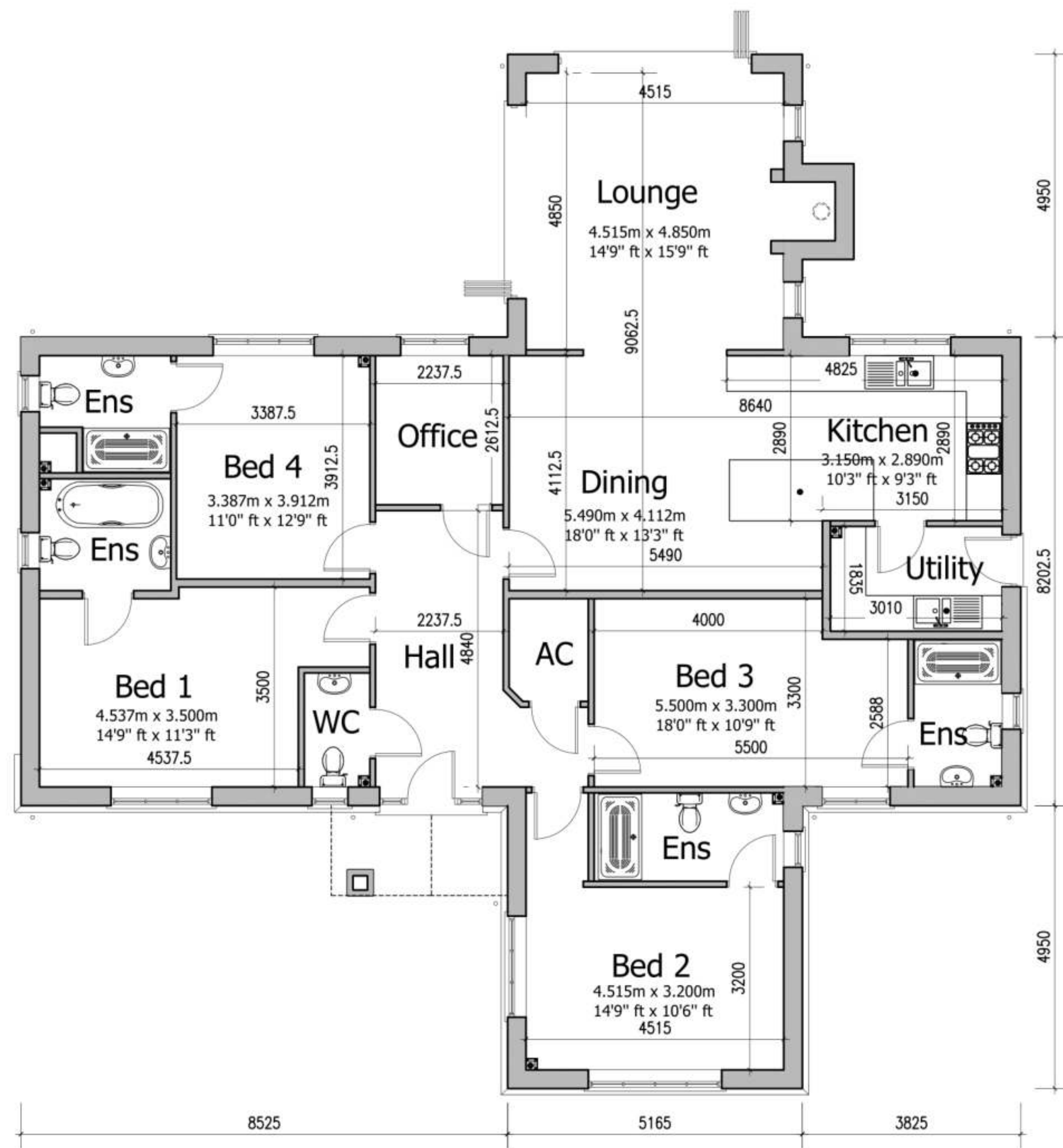
Plot 7





- 4 bedroom, 4 bathroom
- Open-plan kitchen/living/dining
- Home office and utility room
- Detached double garage





Ground Floor Plan
Scale 1:100





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. Plans are provided for general guidance and are not to scale. The current plans are subject to change. The images are an artist's impressions only and the final properties may look slightly different. 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.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.



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