



Smiths  
your property experts

# Mill Street

## Packington

- No upward chain
- A truly unique and special period detached family home
- Fascinating grounds extending to approximately one acre
- Private driveway and a newly constructed double garage
- Country style interiors fitted out to a high-specification
- Four double bedrooms and three bathrooms
- Five reception rooms and a generous kitchen
- Vehicular access from both Mill Street and Ashby Road

### General Description

Smiths Property Experts offer to the market a truly unique period home in an exceptional spot, tucked away in the heart of the highly regarded village of Packington. This property is sold with no upward chain and features five reception rooms, a spacious country 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 occupies wrap-around grounds and a further gated area that could be used as a paddock, extra gardens, or for further development, subject to the necessary planning approvals and overage agreement with the sellers. In total, the grounds extend to more than 1 acre.







## The Property

Internally, the property offers approximately 2,463 square feet of country-style living accommodation fitted 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 generous kitchen with an associated 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 four-piece family bathroom. The principal bedroom has an ensuite facility. A second ensuite shower room is shared in a 'Jack & Jill' style between bedrooms two and three.

The kitchen, utility room, and two en-suites are currently in the process of being replaced.

## The Gardens

The property will have vehicular access from Mill Street and Ashby Road. The property will have a brand-new detached double garage with a double-width driveway in front. The gardens will wrap around both sides and the rear of the main house, affording privacy and tranquillity.



## Planning

There is planning for the erection of a part two-storey, part single-storey rear extension, side porch, and external alterations, including new render to the existing dwelling, formation of new driveway and parking spaces, changes in land levels, erection of retaining walls, and installation of associated landscaping. Planning number 21/02250/FUL. Please visit the North West Leicestershire District Council Planning website for more information.





## The Location

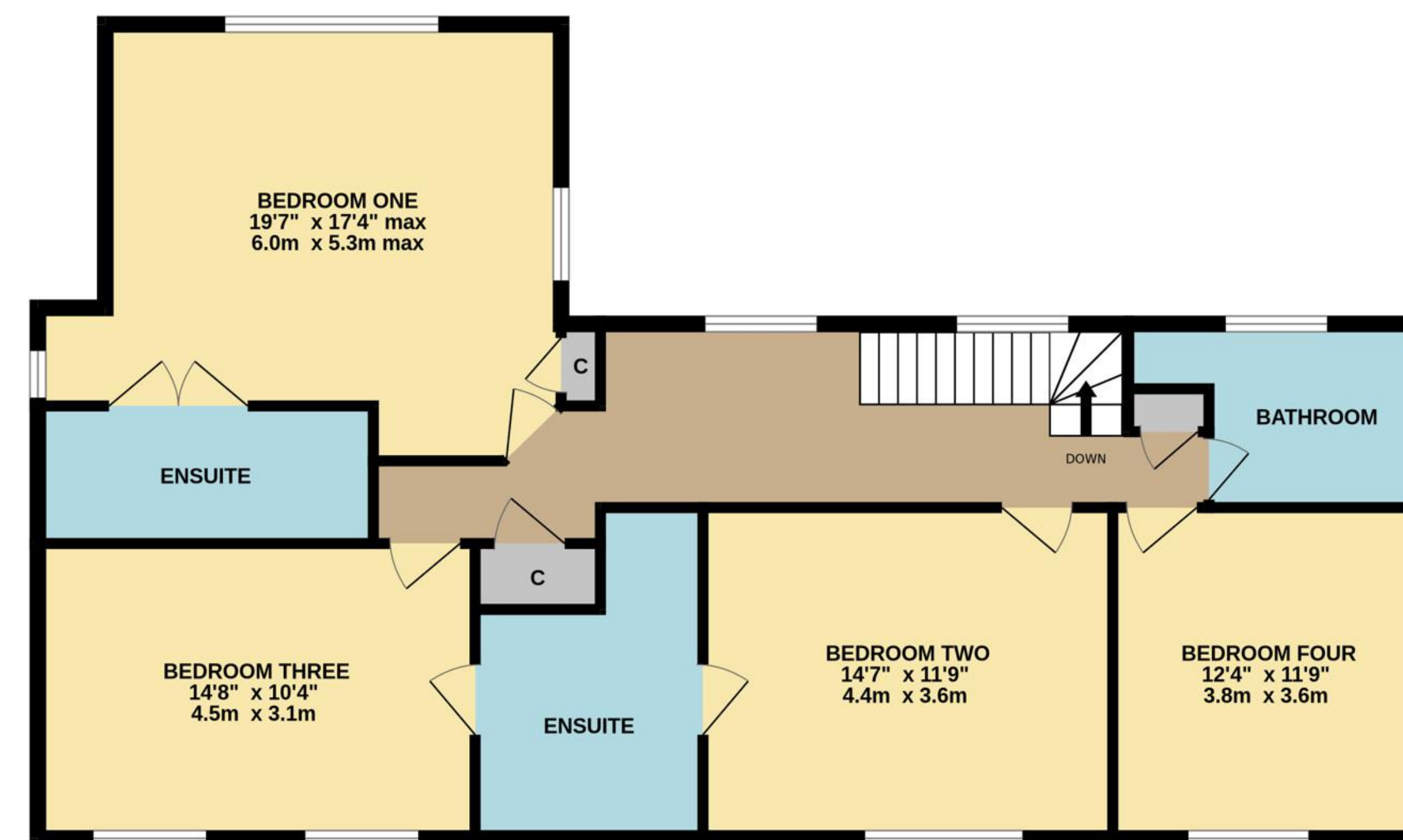
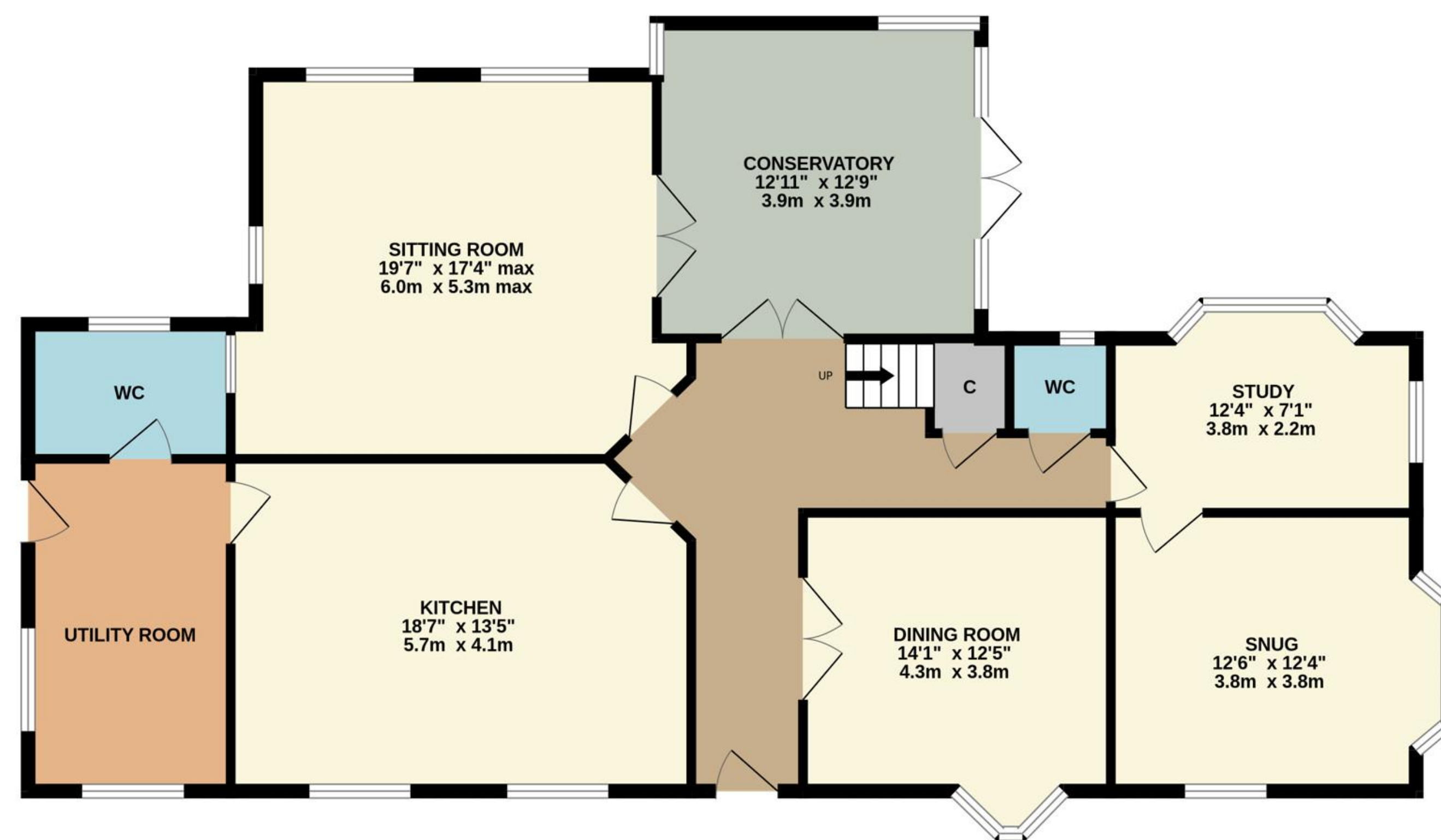
The property is situated in a beautiful location on the edge of the conservation area in the heart of the village of Packington. The village is highly regarded locally and has an excellent primary school, a public house, a cafe, and a village shop. There are countryside walks right on your doorstep, 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.

## Agents Note

The seller reserves the right to negotiate an overage on any future residential development of the grounds, to be negotiated at the point of sale.





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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## 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.

## 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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