



# 36 Lower Packington Road

, Ashby-De-La-Zouch, LE65 1GD

£375,000

VICTORIAN CHARM MEETS MODERN FAMILY LIVING - A handsome four-bedroom semi-detached property tucked away on a peaceful street, just moments from Ashby's vibrant town centre. Oozing character with coving, picture rails and fireplaces, plus magnificent 50ft landscaped gardens.

**The Detail:**  
 A beautifully presented four-bedroom semi-detached family home of character, superbly located within easy walking distance of Ashby-De-La-Zouch town centre. This appealing property seamlessly blends period elegance with modern family living across approximately 1,200 sq ft, with traditional features like coving, picture rails and fireplaces with marble hearths complemented by bright, updated interiors throughout.  
 The accommodation briefly comprises: an inviting entrance hall with original staircase and turned balustrade, a bay-fronted sitting room centred around an Adams-style living flame gas fire creating wonderful ambience, and a separate snug offering a relaxed TV room or home office space overlooking the landscaped rear gardens.  
 The true heart of the home is the impressive 17ft dining kitchen, filled with light from dual aspect windows. Sleek high-gloss units are paired with integrated appliances for a fresh, contemporary

- Handsome Victorian Semi-Detached Family Home
- Four Bedrooms
- Period Features Throughout - Coving, Picture Rails & Fireplaces
- Impressive 17ft Dining Kitchen with French Doors
- Magnificent 50ft West-Facing Landscaped Gardens
- Walking Distance to Ashby Town Centre
- Gas Central Heating & Double Glazing

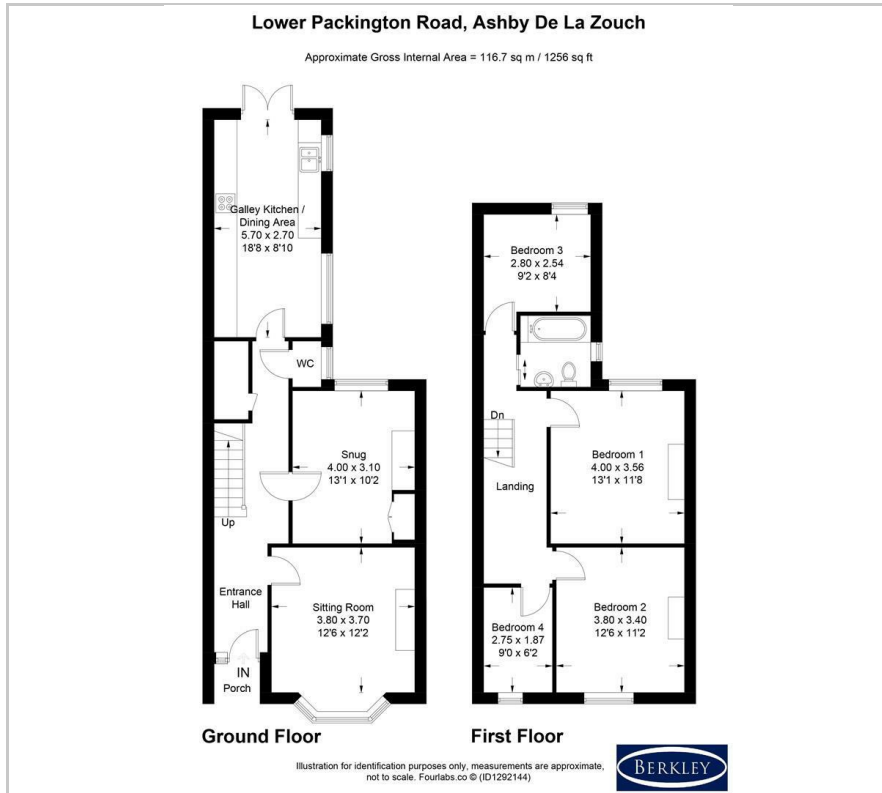
**Viewing**

Please contact our Berkley Leicester Office on 0116 2544755 if you wish to arrange a viewing appointment for this property or require further information.

4
 1
 2
 D



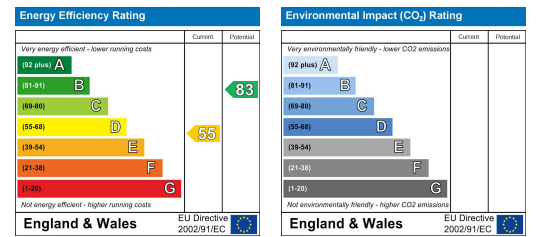
# Floor Plan



# Area Map



# Energy Efficiency Graph



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.