



Alexanders



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Hall Lane

Whitwick

- Exclusive development of just three bespoke homes
- Generous plot with private driveway and ample parking
- Beautifully upgraded with a timeless farmhouse style
- Cosy family lounge with feature inglenook fireplace
- Impressive open-plan kitchen/diner with French doors to garden
- Dedicated utility room and convenient guest cloakroom
- Primary bedroom with en suite bathroom and 'Juliet' balcony
- Private landscaped rear garden with patio and lawn
- Excellent location close to schools, amenities, and transport links
- Internal viewing is highly recommended

Accommodation

This stunning residence has been thoughtfully upgraded by the current owners, both aesthetically and functionally, to create a timeless farmhouse-inspired retreat. The result is a beautiful blend of traditional character and contemporary living, perfectly positioned to enjoy close proximity to excellent local schools, commuter links, and a range of shopping and leisure amenities.

Approached via a sweeping private driveway, the property immediately impresses with its elegant frontage and attractive landscaping. There is ample parking for multiple vehicles, complemented by a charming storm canopy porch that frames the entrance.

Upon stepping inside, a bright and inviting reception hall greets you, setting a welcoming tone for the rest of the home. The ground floor accommodation flows beautifully, featuring a spacious yet intimately decorated family lounge, complete with a striking inglenook fireplace that forms the heart of the room.

To the rear lies a stunning open-plan kitchen and dining area — the true hub of family life — boasting a range of sleek, modern cabinetry and work surfaces. French doors open directly onto the rear garden, making this an ideal space for entertaining or relaxed family gatherings. A practical utility room sits adjacent to the kitchen, whilst a well-appointed guest cloakroom off the hallway adds to the home's everyday convenience.

The sense of space continues on the first floor, where a well-proportioned landing leads to three delightful family bedrooms, each comfortably accommodating a double bed.

The principal bedroom is a true highlight, enjoying its own private en suite bathroom, fitted wardrobes, and a charming Juliet balcony overlooking the rear aspect — the perfect spot to enjoy the morning light. The two remaining bedrooms offer versatility, ideal for children, guests, or home working. A beautifully finished family bathroom completes the upstairs accommodation, featuring a quality three-piece suite and stylish tiled surrounds.





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Gardens and Land

Outside, the rear garden is a private haven, thoughtfully designed for both relaxation and entertaining. Mature evergreens frame the boundaries, providing a tranquil sense of seclusion.

A spacious slab-paved patio and a raised gravel seating area offer multiple spaces for al fresco dining and summer gatherings, leading up to a neatly kept lawn that stretches to the foot of the plot.

To the front, the property benefits further from a single garage, enhancing its practicality and storage options.

Location

Perfectly situated for both town and country living, this exceptional home provides easy access to surrounding villages and the picturesque countryside, while major road networks including the M1, M42, and A511 are all within convenient reach.

Method of Sale

The property is offered for sale by Private Treaty.

Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure

The property is being sold freehold with vacant possession upon completion.

Local Authority

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band D.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

Services

The property is connected to mains gas, electricity, water, and drainage. Please note that none of the services, systems or appliances, including: heating, plumbing, and electrics, have been tested by the selling agents.

Technical Information

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Public Rights of Way, Wayleaves & Easements

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.



Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note

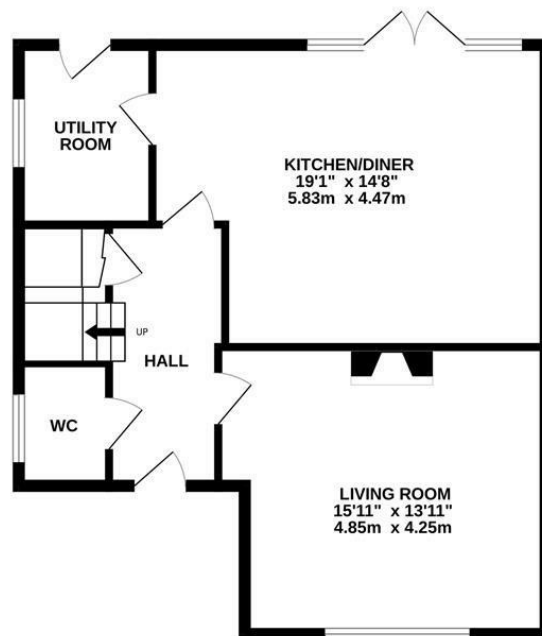
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



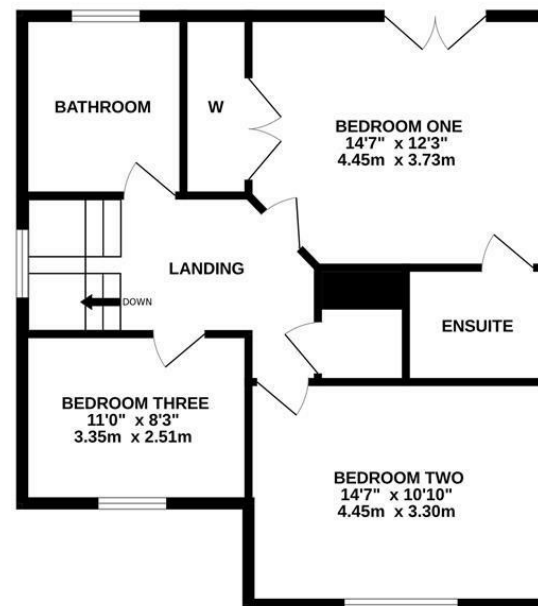


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GROUND FLOOR
767 sq.ft. (71.2 sq.m.) approx.



1ST FLOOR
671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA: 1438 sq.ft. (133.5 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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