

SUPERIOR HOMES

ROYSTON & LUND



278 Church Lane

Whitwick | LE67 5DL

Offers In The Region Of £425,000

No Upward Chain

Nestled within the historic Leicestershire village of Whitwick, this beautifully presented four-bedroom detached family home combines character, modern finishes, and countryside views to the rear — all offered with no upward chain.

Upon entering, the bright and welcoming entrance hall immediately sets the tone, featuring slate stone flooring and a striking glass balustrade staircase, with a natural flow through to the living spaces. The lounge is a warm and inviting room, boasting a bay window and a feature log burner framed by an oak mantel. Oak plank flooring continues seamlessly through to the dining room and sun room, where oak bi-fold doors allow the spaces to be opened or closed as desired. The sun room draws the outdoors in, enjoying garden views and French-style patio doors.

The kitchen benefits from underfloor heating and is both stylish and practical, fitted with wall and base units, , and a range of integrated appliances, including a fridge-freezer, microwave, and dishwasher. A dual-fuel Range cooker is available by separate negotiation. Beyond the kitchen, a separate utility room and contemporary wet room with rain-head shower and WC adds further convenience.

To the first floor, there are four bedrooms, three of which are doubles. The principal bedroom features fitted wardrobes and a private en-suite shower room, while the fourth bedroom is a generous single. The family bathroom has been beautifully updated, offering a P-shaped bath, rain-head shower, and excellent built-in storage.

Externally, the property continues to impress. The private rear garden backs onto open countryside and has been professionally landscaped, featuring multiple porcelain stone patio areas, a covered veranda dining space, generous lawns, an orchard, and mature planted borders — perfect for entertaining or relaxing in peaceful surroundings.

To the front, a tarmac driveway provides off-road parking for up to three vehicles, integral garage with electric door.





- *No Upward Chain*
- Four Bedroom Detached, Family Home in the sought-after village of Whitwick
- Spacious Lounge with Bay Window, Log Burner and Oak Mantel
- Stylish Fitted Kitchen with Integrated Appliances and Underfloor Heating
- Professionally Landscaped Rear Garden with Orchard and Multiple Patio Areas
- Integral Garage with Electric Roller Door and Driveway Parking for Three Cars
- Countryside Views to the Rear
- Freehold
- EPC Rating D
- Council Tax Band E





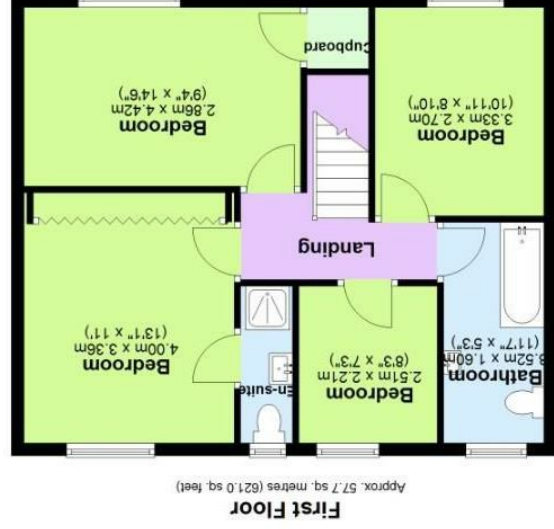
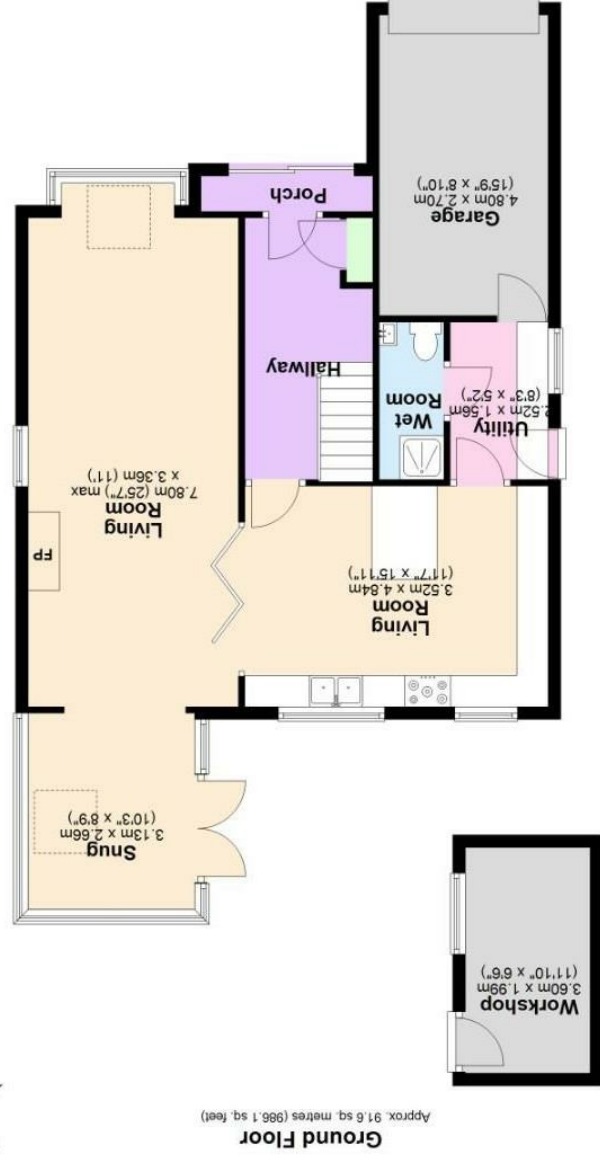






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Total area: approx. 149.3 sq. metres (1607.1 sq. feet)



Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Potential
(92 plus) A	Current
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	
Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	Current
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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