

SUPERIOR HOMES

ROYSTON & LUND



291 Church Lane

Whitwick | LE67 5DQ

Price Guide £475,000

Occupying an idyllic rural position, this exceptional home combines striking kerb appeal with immaculately presented accommodation throughout, creating a property of genuine distinction that demands an immediate viewing.

On entering, you are greeted by a light and airy hallway with Herring Bone design flooring which continues throughout the ground floor and updated entrance door with windows either side which let light flood in! off the hallway is the door to the lounge, stairs leading to the first floor and door leading through to the extended family room and kitchen.

The extended family space to the rear is stunning; with fitted shaker style kitchen with central Island in contrasting dark blue and pale grey units and these are complimented with a Quartz marbled work surface.

The open plan space has a cosy lounging area with log burner and enough room for a large dining table. The French doors lead out to the beautifully landscaped tranquil gardens. This room is delightful and a perfect family or socialising space. Leading from the kitchen is a convenient laundry room/Utility and ground floor cloakroom with WC.

To the front elevation is a cosy lounge with bay window and log burner if you're looking for a more intimate setting.

To the first floor there are three bedrooms the principle has an ensuite shower room and feels comfortable and fresh. The further double bedrooms is tastefully decorated with decorative panelling to the walls and feature fireplace set to an exposed brick chimney breast. The third bedroom sits at the front of the home. The family bathroom is refitted with a modern bathroom suite.

Moving outside the breath taking south facing garden is a must see, its been carefully designed with beauty and tranquillity in mind with circular patios and well established borders. There is an additional patio to the side which is a private area for dining and socialising. The home also benefits from an outside studio office with power and light.





- GUIDE PRICE- £475,000-£500,000
- Detached Home
- Three Bedrooms, En-Suite to the Principal
- Fantastic Outside Space with South Facing Garden
- Extended Large Family Space Ideal for Modern Family Living And Dining
- Beautifully Presented Throughout
- Large Driveway And Garage with Office to the Rear
- Village Location
- Freehold Council Tax Band D
- EPC Rating D







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The additional garage is great for additional storage and is currently used as an office area to rear.

This property is amazing and a must view! To organise your own private personal tour please contact us at Royston & Lund.

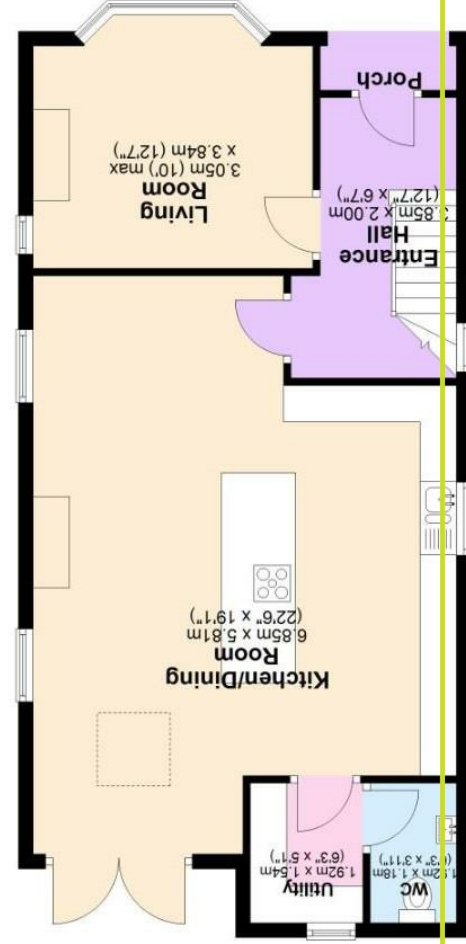
For more information:
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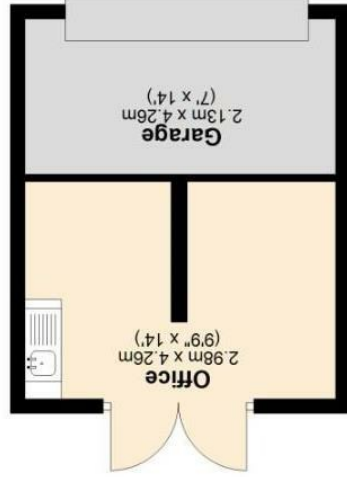
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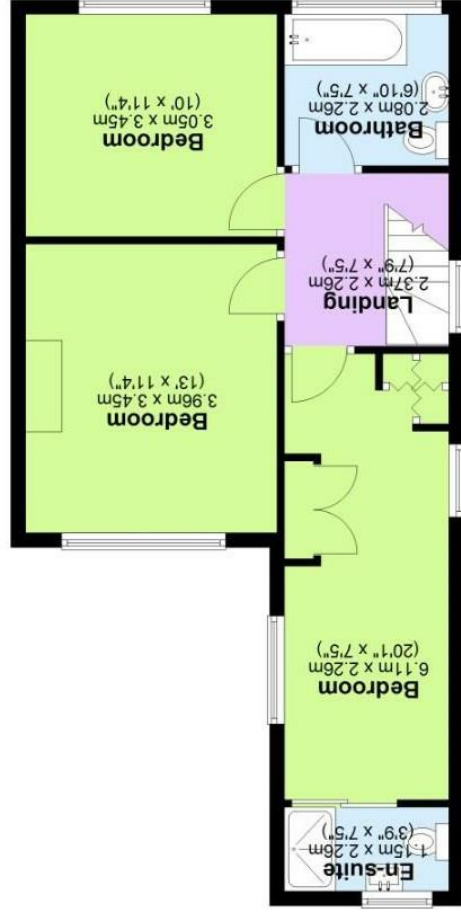
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Ground Floor
Approx. 89.5 sq. metres (963.3 sq. feet)



Total area: approx. 141.8 sq. metres (1526.7 sq. feet)



First Floor
Approx. 52.3 sq. metres (563.4 sq. feet)

England & Wales	
EU Directive 2002/91/EC	Not energy efficient - higher running costs
Current	Potential
67	76
A	G
(92 plus)	(1-20)
(81-91)	(21-38)
(69-80)	(39-54)
(55-68)	(55-68)
(39-54)	(55-68)
(21-38)	(55-68)
(1-20)	(55-68)
Energy Efficiency Rating	
EU Directive 2002/91/EC	Not environmentally friendly - higher CO2 emissions
Current	Potential
67	76
A	G
(92 plus)	(1-20)
(81-91)	(21-38)
(69-80)	(39-54)
(55-68)	(55-68)
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(21-38)	(55-68)
(1-20)	(55-68)
Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	Very environmentally friendly - lower CO2 emissions
Current	Potential
67	76
A	G
(92 plus)	(1-20)
(81-91)	(21-38)
(69-80)	(39-54)
(55-68)	(55-68)
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(21-38)	(55-68)
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EPC



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