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291 Church Lane

Whitwick | LE67 5DQ | Price Guide £475,000

ROYSTON
& LUND

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





GUIDE PRICE £475,000-£500,000

We are absolutely delighted to launch this incredible property to the market. The home has wonderful curb appeal with large driveway and rural location.

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.



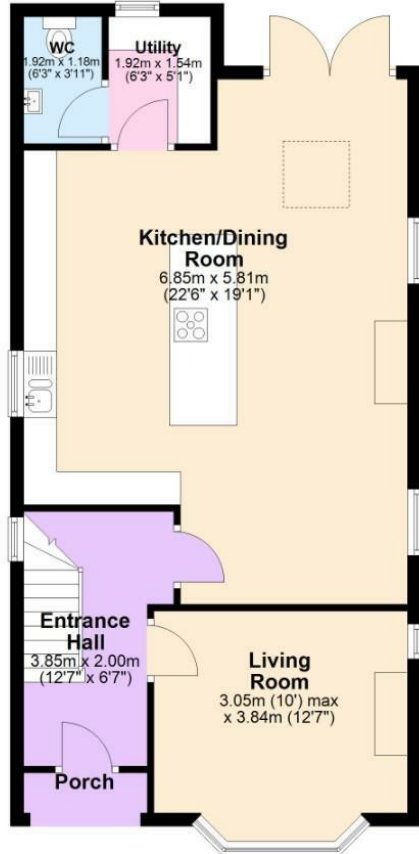


EPC

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

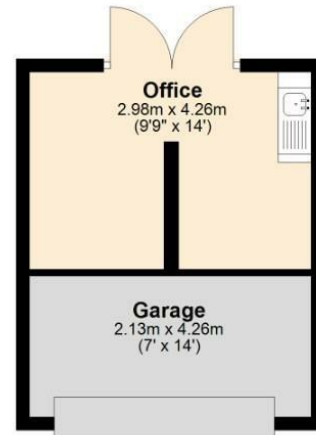
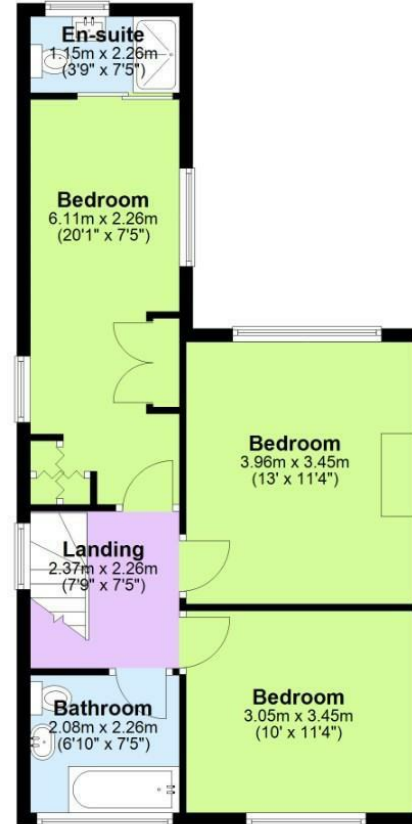
Ground Floor

Approx. 89.5 sq. metres (963.3 sq. feet)



First Floor

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



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

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.

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