



284a Church Lane, Whitwick, Coalville, Leicestershire. LE67 5DL

£435,000 Freehold

FOR SALE





## PROPERTY DESCRIPTION

Located in a highly sought-after area, this stunning and spacious family home is beautifully presented throughout and offers versatile living across three floors. Boasting five generously sized bedrooms, stylish interiors, and character features, it's perfect for modern family life. The property includes multiple reception areas, a contemporary open-plan kitchen diner, and a private rear garden with raised decking and lovely views over open fields. With a bay-fronted lounge, modern bathrooms, and a top-floor retreat ideal as a main bedroom, office, or teen space, this home combines comfort, charm, and flexibility in a prime location. A must-see for families looking for space, style, and scenic surroundings.

EPC Rating C      Council Tax Band E

## FEATURES

- Five Bedroom Detached Property
- Modern Kitchen Diner
- Spacious Lounge With Fireplace
- Private Garden with Views Over Fields
- Garage & Driveway for 3 Cars
- Utility and WC
- EPC Rating C
- Council Tax Band E



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

The property is entered via a composite door with two frosted glass panels, leading into a welcoming entrance hall. Featuring tiled flooring and a double panel radiator, the space offers both style and practicality. Stairs rise to the first-floor landing, completing this bright and functional entryway.

#### Lounge

6.16m x 3.55m (20' 3" x 11' 8") This charming and generously sized lounge features a bay-fronted UPVC double glazed window, filling the room with natural light. A rustic brick chimney breast with a stone hearth and large oak beam creates a striking focal point, echoed by exposed ceiling beams for added character. Tiled flooring and a double panel radiator provide comfort and practicality. A door leads directly into the kitchen diner, making it a warm and inviting space for relaxing or entertaining.

#### Kitchen Diner

3.73m x 2.88m (12' 3" x 9' 5") Dining Area, 3.60m x 3.04m (11' 10" x 10' 0") Kitchen Area. This spacious kitchen diner is the heart of the home, perfect for modern family living and entertaining. The well-equipped kitchen features a Zanussi double oven with microwave grill, a five-ring HISENSE gas hob with Zanussi extractor fan, and a fitted Zanussi dishwasher. A mix of matching base and eye-level units is complemented by contrasting wall units, offering ample storage. The 1.5 bowl sink with mixer tap is positioned to enjoy views over the rear garden through UPVC double glazed windows. Tiled flooring adds practicality, while double doors open into the conservatory and a separate door leads to the utility room, enhancing the flow and functionality of this contemporary yet characterful space.

#### Utility Room

1.87m x 1.68m (6' 2" x 5' 6") This L-shaped utility room offers practical and well-organized space, featuring worktop areas with wall-mounted units for additional storage. There's space and plumbing for a washing machine and tumble dryer, making it ideal for busy households. A UPVC door provides convenient side access, while the room also leads to the ground floor WC and a useful under-stairs storage area.

### WC

The ground floor WC features a low-flush WC and a wall-mounted wash basin with mixer tap. Partially tiled walls complement the space, which is warmed by a single panel radiator. A frosted UPVC double glazed window to the side aspect ensures privacy while allowing natural light.

### Conservatory

4.08m x 2.97m (13' 5" x 9' 9") This part brick-built conservatory features light oak-effect laminate flooring and UPVC double glazed windows, creating a bright and inviting space. French doors open onto raised decking, perfect for garden views and outdoor access. A Perspex roof lets in plenty of natural light, while a wall-mounted electric heater ensures comfort year-round.

### First Floor

#### First Floor Landing

The carpeted first-floor landing features oak doors leading to all rooms and stairs ascending to the second floor. A radiator and UPVC double glazed window to the front aspect allow natural light, complemented by light oak-effect flooring for a warm, inviting feel.

#### Bedroom One

3.6m x 2.84m (11' 10" x 9' 4") Bedroom One is an excellent-sized room, currently furnished with a king-size bed. It features a single panel radiator, carpeted flooring, and a UPVC window that fills the space with natural light.

#### En Suite

The en suite features a rolled-edge freestanding clawfoot bathtub and a double shower. It includes a low-flush WC, a traditional-style vanity wash basin unit, and a heated towel rail with radiator. Fully tiled walls, integrated spotlights, and an extractor fan complete this stylish and functional space.





## ROOM DESCRIPTIONS

### Bedroom Two

4.32m x 3.50m (14' 2" x 11' 6") Bedroom Two is a spacious room overlooking the garden, featuring a UPVC double glazed window to the rear aspect. It boasts oak-effect windows, carpeted flooring, and pendant lighting, creating a bright and welcoming atmosphere.

### Bedroom Five

2.89m x 2.49m (9' 6" x 8' 2") Bedroom Five is a comfortable double room with a UPVC double glazed oak-effect window to the front aspect. It features carpeted flooring, pendant lighting, and a single panel radiator, creating a cozy and inviting space.

### Bedroom Four

3.03m x 2.59m (9' 11" x 8' 6") Bedroom Four is a double room featuring a UPVC double glazed oak-effect window to the front aspect, carpeted flooring, pendant lighting, and a single panel radiator. Currently, it is used as an office space.

### Bathroom

The family bathroom has been refitted to a high standard and features a bath with shower-over mixer taps, a low-flush WC, and a pedestal wash basin with mixer tap set over a vanity unit. A frosted oak-effect UPVC double glazed window to the side aspect provides natural light and privacy. The room includes a radiator, light grey laminate flooring, and a built-in cupboard housing the boiler, combining style and practicality.

### Second Floor

#### Second Floor Landing

Stairs lead up to the second-floor landing, which is carpeted and features a Velux window that brings in natural light. An oak door provides access to the fifth bedroom, and a smoke alarm is installed for added safety.

### Bedroom Three

4.14m x 2.39m (13' 7" x 7' 10") Bedroom Three is a versatile space that has previously served as a master bedroom, teenager's room, or man cave. It features three Velux windows, allowing for plenty of natural light, and offers generous headroom with additional storage in the eaves. The room includes strip flooring, a double panel radiator, and integrated spotlights, making it a bright and functional space suitable for a variety of uses.

### Rear Garden

The rear garden offers a perfect blend of relaxation and privacy, featuring a raised decking area ideal for entertaining and outdoor dining. The remainder of the garden is laid to lawn, bordered by timber panel fencing for complete seclusion. Enjoy uninterrupted, picturesque views over open fields—creating a peaceful, private outdoor retreat.

### Agents Notes

This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are standard 10mbps and superfast 80mbps. Mobile signal strengths are strong for O2 EE and medium for Vodafone.

### Legal Information

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EPC

