



274 Church Lane, Whitwick, Coalville, Leicestershire. LE67 5DL

£795,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

An exciting opportunity to own a truly spacious and versatile home in the sought-after village of Whitwick. Built in 2000, this superb, individually designed property sits within approximately 2.4 acres of land, offering potential for equestrian use and featuring a spacious outbuilding. The home boasts exquisite oak doors and staircase, with most bedrooms benefiting from dual-aspect windows, ensuring a bright and airy feel throughout. The recently renovated property offers a welcoming reception hall with a gallery landing, leading to a large sitting room complete with an Inglenook fireplace and stunning garden views. The kitchen, with its central island, is complemented by a separate dining room/conservatory and a second sitting room. To the rear, you'll find an extensive patio area, perfect for outdoor entertaining, along with ample parking for numerous cars and additional vehicles or a horsebox. A five-bar gate provides access to the land, while a second gate leads to a wildlife pond area surrounded by mature trees, enhancing the property's peaceful and private setting. Further features include three ponds, a garage, and extensive parking. Viewing is highly recommended and strictly by appointment only. A rare gem with space, flexibility, and style—this is a home that truly stands out.

EPC Rating D Council Tax Band G

FEATURES

- EPC Rating D
- Council Tax Band G
- Plot Size 2.46 Acres
- Four Double Bedrooms
- Renovated Throughout
- Spacious Kitchen & Lounge
- Detached Home with Extensive Grounds
- Solid Roof Conservatory
- Large Patio Area with Picturesque Views
- Driveway Parking for Multiple Cars



ROOM DESCRIPTIONS

Ground Floor

Hallway

A bright and very spacious entrance hall offering a warm welcome into the home. This generous open area provides access to the kitchen and lounge, while a central staircase leads to the first-floor landing. Finished with large marble-effect floor tiles, the hallway creates a stylish and practical first impression.

Reception Room

4.06m x 3.96m (13' 4" x 13' 0")
Currently used as a second sitting room, this light-filled space features UPVC double-glazed windows to the front and side, with a radiator for warmth. The room also benefits from a wheelchair lift, offering both comfort and accessibility. Agents note - The vendors are happy to get this removed.

Cloakroom

1.11m x 2.39m (3' 8" x 7' 10")
Accessed from the hallway, this practical cloakroom serves as a handy storage space, currently used for coats and shoes. It also provides access to the WC, offering a convenient layout.

WC

2.43m x 1.76m (8' 0" x 5' 9")
Accessed via a small cloakroom, this WC includes a frosted UPVC window, low flush WC, hand wash basin with vanity unit, and a heated towel rail.

Lounge

6.81m x 4.22m (22' 4" x 13' 10")
A beautifully appointed lounge offering both comfort and style, featuring stunning views through UPVC double-glazed windows set to the front and rear corners, filling the space with natural light. French doors open onto the patio, perfect for enjoying the outdoors. A striking oak ceiling beam adds a touch of character, complemented by a charming stone fireplace with a gas fire, ideal for cozy evenings. The room is tastefully finished with coving, modern downlights, and plush carpeting underfoot.

Kitchen/Breakfast Room

6.16m x 3.74m (20' 3" x 12' 3")
Accessed from the hallway, this spacious kitchen features an abundance of shaker-style units offering ample storage. A Belling electric ceramic range cooker takes center stage, complemented by integrated dishwasher, washing machine, and tumble

dryer. The kitchen island provides additional cupboards and drawers for extra storage. Double doors lead into the conservatory, while a UPVC window to the rear elevation offers views of the garden.

Conservatory

5.38m x 3.71m (17' 8" x 12' 2")
A stunning and versatile space, this generously sized conservatory features a solid roof with skylights, allowing plenty of natural light while offering year-round comfort. Windows wrap around the entire exterior, creating a bright and airy atmosphere with uninterrupted views of the garden. With two sets of doors opening out onto the patio area, it's the perfect space for relaxing, entertaining, or even as an additional dining or family room.

Boot Room

Accessed from the hallway, this spacious and versatile room features a door leading to the side of the property and another door into the garage. A large, practical space, it can be used for storage, as a mudroom, or tailored to whatever needs you may have.

Garage

5.82m x 3.02m (19' 1" x 9' 11")
The garage can be accessed from inside the property as well as through an up-and-over door from the outside. It is equipped with both power and light, providing practical space for storage or small vehicle use.

First Floor

Gallery Landing

A spacious and light-filled gallery landing with domed ceiling, enhanced by a striking chandelier pendant suspended over the staircase, creating a stylish focal point. A double glazed window to the front aspect allows natural light to pour in, adding to the open feel of the space. The landing provides access to four bedrooms, the main bathroom, an airing cupboard, and a tank cupboard, as well as a staircase leading to the second floor.

Master Bedroom

4.22m x 4.22m (13' 10" x 13' 10")
A very spacious and light-filled room, featuring UPVC windows to the side and rear aspects. The room also provides access to a dressing area with fitted wardrobes and an ensuite for added convenience. Finished with plush carpeting and a charming ceiling rose, this master bedroom offers both comfort and style.



ROOM DESCRIPTIONS

En Suite

This modern ensuite features a UPVC window to the rear aspect, allowing natural light to brighten the space. It includes a low flush WC, hand wash basin with a vanity unit and a walk-in shower.

Bedroom Two

3.07m x 4.98m (10' 1" x 16' 4")

A very spacious room with UPVC windows to the front and side aspects, offering plenty of natural light. It features built-in cupboards, a ceiling rose, and stairs leading up to the second floor. AGENTS NOTE - Currently used as storage hence no photo.

Bedroom Three

3.10m x 4.45m (10' 2" x 14' 7")

This bright room features UPVC windows to the side and rear, a ceiling rose, and a range of fitted cream furniture including wardrobes, cupboards, drawers and dressing unit.

Bedroom Four

3.10m x 4.45m (10' 2" x 14' 7")

This bright room features UPVC windows to the front and side aspects. It includes a ceiling rose and currently benefits from a wheelchair lift, offering both comfort and accessibility.

Bathroom

This stylish bathroom features a freestanding bath with a shower head attachment, along with a separate shower for added convenience. A frosted window to the side aspect ensures privacy, while the hand wash basin with a vanity unit provides ample storage. The space is finished with spotlights and tiled flooring.

Second Floor

Landing

A bright landing with open balustrades, a Velux-style skylight to the rear, and a UPVC window to the side. Two accesses to eaves storage provide convenient space.

Loft Room

4.22m x 4.11m (13' 10" x 13' 6")

A very spacious and versatile room, currently used as an additional bedroom. It

features two Velux-style windows to the rear aspect and two accesses to eaves storage for added practicality.

Rear Garden

Set within 2.46 acres, the rear garden offers a tranquil and secluded retreat, featuring a large patio area ideal for outdoor dining and relaxation. It includes three mature ponds, surrounded by plenty of trees for added privacy. A versatile outbuilding provides additional space, perfect for a variety of uses.

Agents Note

The land for this property could be subject to planning, has significant development land value, and is subject to an uplift clause.

Agents Notes

This property is believed to be of standard construction. The property is connected to mains electricity, water, sewerage and tank for LPG gas. Broadband speeds are standard 10mbps, superfast 80mbps and Ultrafast 1800mbps. Mobile signal strengths are high for EE and O2, medium strength for Vodafone and low for Three.

Legal Information

These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such as curtains, carpets, light fittings and sheds. These sales details, the descriptions and the measurements herein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in a good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide-angle lens. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves, Reddington Homes Ltd, will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan is included as guide layout only. Dimensions are approximate and not to scale.







FLOORPLAN & EPC



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	