

# SUPERIOR HOMES

# ROYSTON & LUND



# 284 Church Lane

| LE67 5DL

Offers In The Region Of £575,000

Offers In The Region £575,000

Royston & Lund are delighted to present this stunning traditional style detached family home benefitting from beautiful countryside views to the rear. The property is located in the sought after village of Whitwick. Whitwick benefits from amenities including local shops, pubs, and eateries. Residents benefit from recreational spaces like Hermitage Leisure Centre and parks. The village has primary schools, healthcare services, and community centers. The village's proximity to Coalville offers additional shopping and transport options.

Entering through the grand front door you are greeted by the hallway which provides access to the accommodation on both floors and benefits underfloor heating. The door on the left hand side gives access to the lounge/dining room which runs the length of the property and benefits from a log burner and triple aspect windows to the front, side and French doors to the rear. The second reception room currently acts as a snug which gives access to the kitchen, however it could be used as a formal dining room depending on personal configuration. It also benefits from a useful understairs storage cupboard. The kitchen includes a range of units (including a feature centre island), Belfast sink, double ovens and a pantry cupboard. Lastly, to the ground floor there is a shower room which features a WC and wash basin.

Ascending to the first floor there are four double bedrooms. One of the four bedrooms includes a dressing area which is located over the stairs. The bedrooms are complemented by the family bathroom which consists of a bath, shower, WC, wash basin and automatic sensed lighting.

Outside, there are immaculate gardens to the front and rear. The rear garden including a patio space, lush lawn and various plants and shrubs. The former detached garage is now configured as a garden room benefitting from underfloor heating and a store to the front.





- Royston & Lund Present A Stunning Traditional Style Detached Family Home
- Located In The Sought-After Village Of Whitwick With Countryside Views
- Amenities Include Local Shops, Pubs, Eateries, Primary Schools, And Healthcare
- Recreational Spaces Like Hermitage Leisure Centre And Parks Are Nearby
- Proximity To Coalville Provides Additional Shopping And Transport Options
- Lounge/Dining Room Features Log Burner, Triple Aspect Windows, And French Doors
- Kitchen Boasts Centre Island, Belfast Sink, Double Ovens, And Pantry Cupboard
- Four Double Bedrooms, Family Bathroom, Immaculate Gardens, And Garden Room
- Freehold - EPC Rating D
- Council Tax Band F

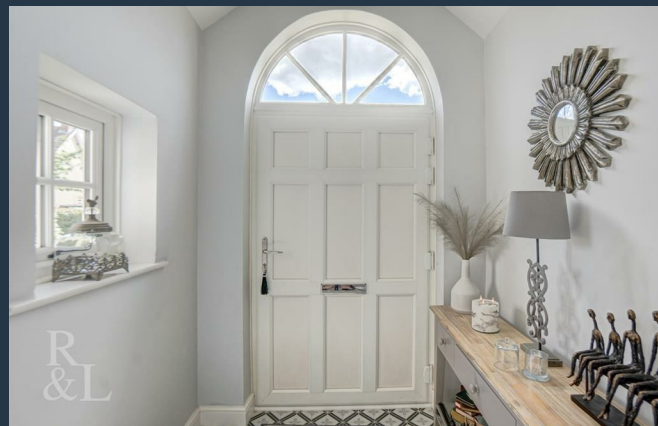








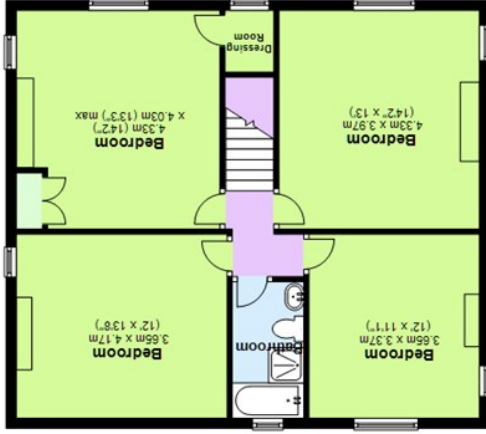
R  
&  
L



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.

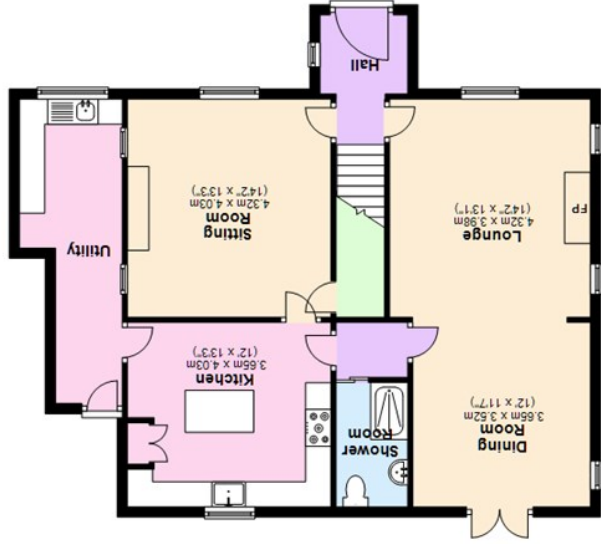
Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using Planit.

Main area: Approx. 161.6 sq. metres (1739.5 sq. feet)  
Plus outbuildings, approx. 13.5 sq. metres (210.3 sq. feet)



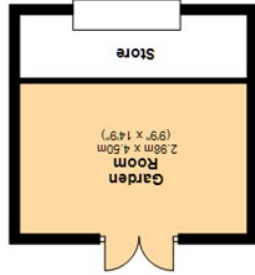
Approx. 74.0 sq. metres (796.7 sq. feet)

First Floor



Main area: approx. 87.6 sq. metres (942.8 sq. feet)  
Plus outbuildings, approx. 13.5 sq. metres (210.3 sq. feet)

Ground Floor



England & Wales	
EU Directive 2002/91/EC	Potential
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Not energy efficient - higher running costs	
Current	58
Potential	92

England & Wales	
EU Directive 2002/91/EC	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions	
Current	
Potential	

EPC

