



Smiths
your property experts

Rock View Close

Whitwick

- Immaculate three-storey detached house
- Situated in a peaceful and exclusive modern development
- Well-designed and generous floor space
- Four good-sized bedrooms and two bathrooms
- Beautiful open-plan 'living' kitchen with bi-fold doors
- Useful utility room and a downstairs w.c
- Courtyard gardens with a South and South-East facing aspect
- Off-road parking and a double garage

General Description

Smiths Property Experts offer to the market this immaculate and generous three-storey detached home with a double garage. The property is in a peaceful and exclusive modern development on the edge of the beautiful Charnwood Forest in the well-regarded village of Whitwick. The property boasts a generous floor area of approximately 1,267 square feet, excluding the double garage. There are four good-sized bedrooms, two bathrooms, and a stunning open-plan 'living' kitchen downstairs with direct garden access via glazed bi-fold doors.







The Property

Internally, the layout is well-designed and centred around beautiful open-plan living space. There is, in brief, an entrance hall, a separate sitting room, a WC, and a utility room downstairs, as well as the stunning 'living' kitchen, which leads to the low-maintenance private courtyard gardens. The kitchen is fitted to a modern specification with ceramic-tiled flooring, fully fitted appliances, and a light-filled living area with a glazed roof lantern above. On the first floor are three good-sized bedrooms and a modern family bathroom. The luxurious principal bedroom suite on the second floor has en-suite facilities.

The Outside

Outside, there are landscaped front gardens with evergreen shrubbery and a pathway to the front door. There is off-road parking to the right-hand side and an impressive double garage with lighting, power, and a personnel door accessed from the rear gardens. The gardens are in a courtyard style with a South and South-East facing aspect, laid to flagstone and beautifully lit. There are services fitted for a hot tub, and the gardens offer total privacy.

The Location

Whitwick is located on the edge of the locally revered Charnwood Forest. The village has many amenities, and Loughborough, Leicester, and Ashby-de-la-Zouch are easily accessible. The development is set at the edge of the village with open countryside just a short walk away. Good local schools are easily accessible, and it is easy to commute to Birmingham, Nottingham, and London and their associated airports via the excellent road and rail networks.







Property Information

EPC Rating: B.

Tenure: Freehold. Council Tax Band: D.

Maintenance charge circa £462 per annum.

Local Authority: North West Leicestershire District Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 1531 sq.ft. (142.2 sq.m.) approx.

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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