



**278 Church Lane, Whitwick, LE67 5DL**  
**£435,000**

 4  3  2  D



# 278 Church Lane, Whitwick, LE67 5DL

## £435,000



### A Characterful Home in the Heart of Whitwick

Nestled in the historic Leicestershire village of Whitwick, this 4 bedroom, detached family home with NO CHAIN, offers the perfect blend of countryside charm and modern living. Whitwick itself is a village steeped in history, with roots dating back to the Domesday Book of 1086. Once a thriving centre for framework knitting and coal mining, today Whitwick is a peaceful and well-connected community, surrounded by rolling countryside yet within easy reach of Leicester, Loughborough and the wider Midlands. The village boasts a range of amenities including local shops, pubs, schools, and miles of scenic walks.

Set against this characterful backdrop, the property has been significantly enhanced by the current owners, who have thoughtfully upgraded and improved it throughout. From stone flooring in the hallway and kitchen to a bamboo-floored second bedroom and a striking larch-clad garden shed with a living roof, this home offers both substance and style. The result is a house that not only provides generous accommodation for modern family life but also exudes warmth, quality, and a strong sense of place.

### A Home Designed for Modern Living

On arrival, the home makes a strong first impression with its landscaped frontage and extended driveway, leading to an integral garage with electric roller door. Step inside, and the attention to detail is immediately apparent. The entrance hall is bright and welcoming, with a glass balustrade staircase, slate stone flooring and easy flow through to the living areas.

The lounge is a wonderfully inviting space with a bay window, feature log burner framed by an oak mantel, and luxurious engineered oak plank flooring that continues through into the dining room and sun room. Here, beautiful oak bifold doors separate or connect the spaces as desired, while the adjoining sun room brings the outdoors in with garden views and French style patio doors.

The kitchen, with its underfloor heating, has been reimagined to suit the demands of a modern family. Stylish and functional, it offers fitted wall and base units, a utility room, and a range of integrated appliances, including fridge-freezer, microwave, and dishwasher. A dual-fuel Range Cooker is also available by negotiation. Beyond the kitchen, a separate wet room with rain head shower & WC adds convenience.

Upstairs, four bedrooms provide flexibility for family living. The master bedroom includes fitted wardrobes and a sleek en suite bathroom. The second bedroom, currently used as a gym/yoga

studio, finished with bamboo flooring, is generously sized and enjoys a pleasant aspect. The remaining two bedrooms are well-proportioned, and the family bathroom has been beautifully updated with a P-shaped bath, rain head shower, and contemporary storage solutions.

Outside, the garden has been thoughtfully landscaped to create both beauty and practicality. A striking aluminium veranda provides the perfect spot to dine or entertain outdoors whatever the weather, while a fish pond with water feature adds a tranquil focal point to the space.

### Lounge / Dining Room

25'7" x 10'11" (7.82 x 3.33)

A welcoming space with bay fronted window, feature log burner with oak mantel, and engineered oak plank flooring throughout. Sliding wooden double doors open into the kitchen, creating either an open-plan feel or cosy separation.

### Kitchen

11'6" x 16'0" (3.53m x 4.88m)

A bespoke fitted kitchen offering a range of wall and base units, integrated appliances (fridge-freezer, microwave, dishwasher), and dual-fuel Range Cooker (by negotiation). Stone flooring and direct access to the utility room.

### Utility

5'1" x 8'3" (1.55m x 2.54m)

Practical space with plumbing, storage, and access to both garden and garage.

### Wet Room

3'2" x 8'2" (0.99m x 2.51m)

Modern shower room with rain head shower, vanity basin, heated towel rail, and WC.

### Sun Room

8'9" x 10'2" (2.67m x 3.12m)

Flooded with natural light, this room enjoys tranquil garden views and connects seamlessly to the main living areas.

### Master Bedroom

10'11" x 11'6" (3.33m x 3.51m)

A well-proportioned double with fitted wardrobes and a modern en suite shower room.

### En Suite

2'9" x 8'3" (0.84m x 2.54m)

Recently refurbished, with contemporary tiling, walk-in shower, vanity basin and WC.

### Bedroom Two

9'3" x 14'4" (2.84m x 4.37m)

A spacious double, finished with bamboo flooring for a natural, stylish feel.

### Bedroom Three

11'3" x 9'3" (3.43m x 2.84m)

Another generous double bedroom, neutrally decorated and flexible in use.

### Bedroom Four

6'9" x 8'2" (2.08m x 2.51m)

A comfortable single room, ideal as a child's room, guest space or home office.

### Family Bathroom

5'4" x 11'6" (1.65m x 3.51m)

Stylish and spacious, featuring P-shaped bath with rain head shower, vanity basin with storage, low-flush WC, and chrome heated towel rail.

### Outside

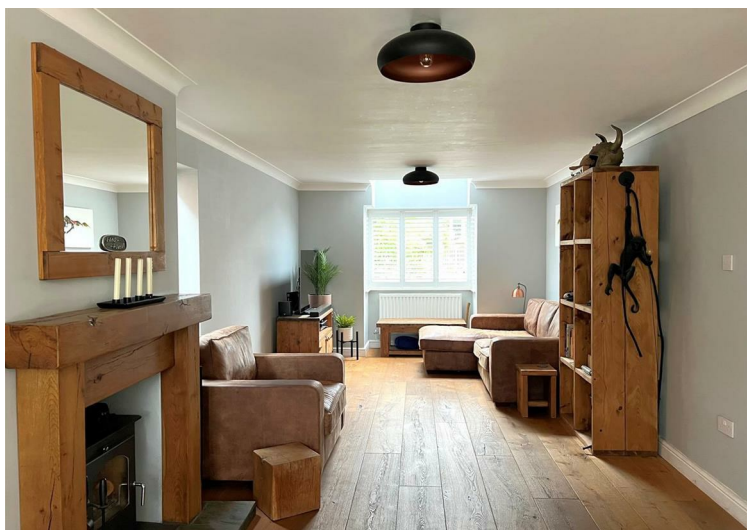
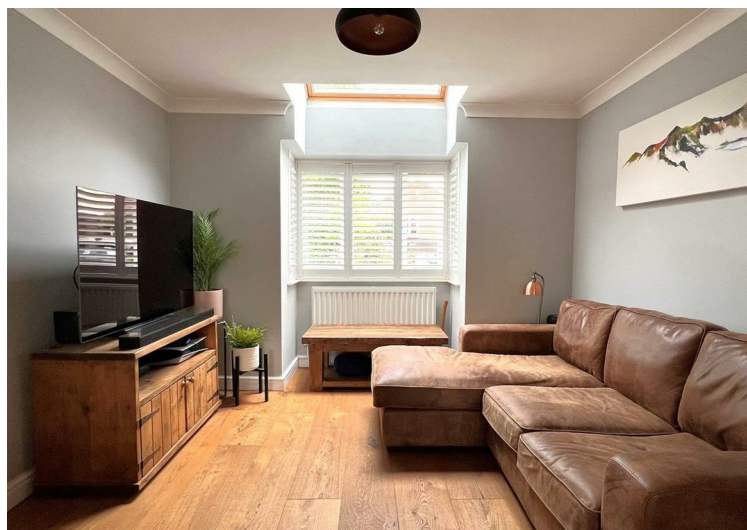
The rear garden has been professionally landscaped, with several porcelain stone patio areas, a covered veranda dining area, generous lawns, orchard, and mature borders. A larch-clad shed with a living green roof provides an additional storage/workshop space, while the covered side access and wood store add practicality. To the front, a tarmacked driveway provides parking for up to three vehicles alongside the integral garage.

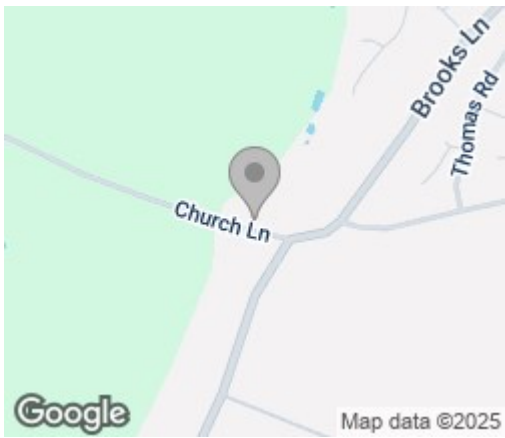
### The Location

Whitwick is a sought-after village offering both character and convenience. Its historic charm, combined with excellent transport links to Leicester, Loughborough, and East Midlands Airport, make it a superb location for commuters and families alike. With local schools, shops, pubs, and countryside walks all close by, this is a home that perfectly balances rural living with everyday practicality.

### Disclaimer

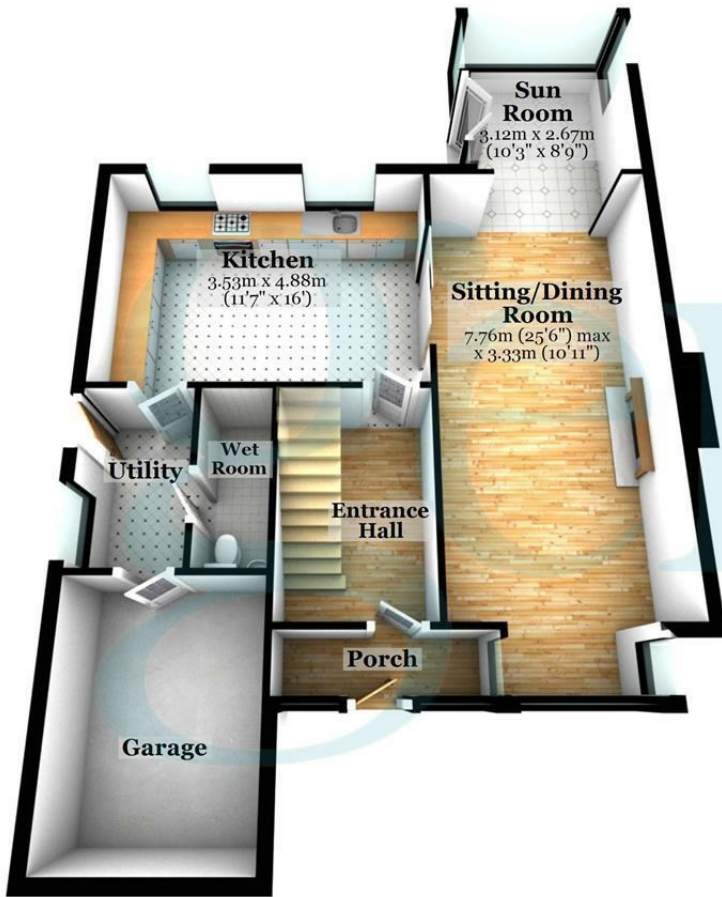
These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.





| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          | <b>66</b> | <b>82</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            |           |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |

### Ground Floor



### First Floor



Total area: approx. 131.6 sq. metres (1416.4 sq. feet)

Floorplan is for guidance only. Layout, measurements and details are approximate and may vary. We recommend viewing the property to confirm suitability.  
Plan produced using PlanUp.

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.