

Hall Lane

Whitwick, Coalville, LE67 5FD

John German





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Price Range £350,000 - £365,000

Deceptively spacious and beautifully extended traditional detached home blending period charm with stunning modern interiors. Featuring an open-plan kitchen, multiple reception rooms, three double bedrooms, private garden, and versatile converted garage.



Charming Period Home with Stunning Contemporary Interiors & Versatile Living Spaces

"Never judge a book by its cover," they say - and never has it been truer than with this deceptively spacious and beautifully upgraded detached family home. Tucked behind its attractive period façade lies an exceptional contemporary living space, thoughtfully extended and meticulously improved to offer both character and comfort in abundance. With a luxury open-plan kitchen, multiple reception rooms, three generous double bedrooms, and a private, tree-lined garden, this home offers the best of traditional charm and modern living.

Ground Floor

Step through the arched UPVC front door into a light-filled reception hallway, where stylish tiled flooring flows seamlessly into the heart of the home. The staircase, with turned spindles and balustrade, leads to the first floor, while to the right, a welcoming front sitting room enjoys high ceilings with coving, a large bay window, and warm laminate flooring - a perfect retreat for reading or relaxing.

A clever side extension has created a spacious cloakroom area flooded with natural light from a skylight above. This leads to a modern guest WC, complete with a vanity wash hand basin and WC, finished to a high standard.

At the rear, the property truly comes to life. The heart of the home is a stunning open-plan kitchen and living area, beautifully extended and designed for modern family life. Featuring sleek high-gloss cabinetry, luxurious quartz worktops, and a vaulted ceiling with three inset skylights, the space is bright, stylish, and highly functional. Integrated appliances include a ceramic induction hob with built-in extractor, Bosch double ovens with warming drawer, fridge freezer, and dishwasher. A central breakfast island comfortably seats four, making it a perfect hub for casual meals and socialising.

The kitchen flows into an adjoining sitting area, where a log-burning stove with mantle and raised hearth adds warmth and character. A step leads up to the formal dining room, ideal for entertaining guests, which in turn opens into a UPVC double-glazed conservatory. With a clear glass roof, double radiator, and French doors opening to the garden, the conservatory offers a serene space to enjoy the garden views all year round.

First Floor

Upstairs, the home offers three true double bedrooms, two of which have been extended to enhance space and comfort.

The master suite is a standout feature - a spacious, beautifully presented bedroom with an abundance of fitted wardrobes and drawers, coving to the ceiling, and panoramic views over the rear garden, Whitwick, and the wooded hills. There is ample space for the potential addition of an en-suite, subject to the necessary permissions and connections.

Bedroom two, located at the front, benefits from a wide walk-in bay window, laminate flooring, and a full wall of fitted wardrobes and drawers, while bedroom three, to the rear, also enjoys extended proportions, a fitted double wardrobe, and views of the private garden.

The well-proportioned family bathroom features full-height tiling with a feature mosaic border, a vanity unit with wash hand basin, WC, and a corner bath with electric shower above, finished with a chrome ladder-style towel radiator.

Outside

Externally, the rear gardens offer fantastic privacy with a tree lined backdrop. Mainly laid to lawn, with multiple patio areas designed to follow the sun throughout the day, this is a truly tranquil setting for both relaxation and outdoor entertaining.

The former double garage has been thoughtfully divided, creating a useful storage and workshop area to the rear, and a home office/gym to the front - ideal for modern lifestyles. Despite the property being extended to its boundary on one side, it still enjoys side pedestrian access, a valuable and practical feature.

To the front, the driveway includes an electric roller door to the former garage/store and provides excellent storage. A cold water tap is also conveniently located for outdoor use.

Summary

This is a rare opportunity to acquire a characterful period home that has been transformed to meet the demands of modern family living. With its spacious and stylish interiors, versatile layout, private gardens, and prime position with woodland views, this unique property truly must be seen to be appreciated.

- Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
- Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.
- Property construction:** Standard
- Parking:** Drive
- Electricity supply:** Mains
- Water supply:** Mains
- Sewerage:** Mains
- Heating:** Gas
- (Purchasers are advised to satisfy themselves as to their suitability).
- Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>
- Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>
- Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band D
- Useful Websites:** www.gov.uk/government/organisations/environment-agency
- www.nwleics.gov.uk
- Our Ref:** JGA/16052025

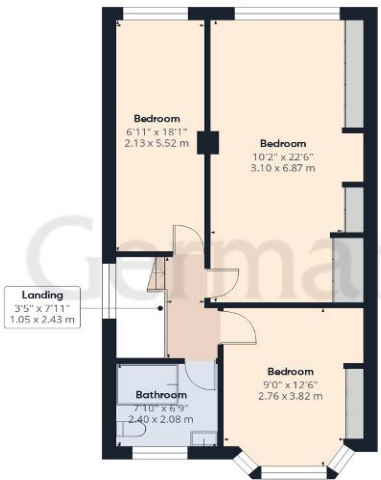
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Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1949 ft²

181.1 m²

Reduced headroom

4 ft²

0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Ground Floor Building 2



Agents' Notes

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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