

# Chapel Lane

Willoughby On The Wolds, Loughborough, LE12 6SR

John   
German





# Chapel Lane

Willoughby On The Wolds, Loughborough, LE12 6SR

Guide Price - £550,000 - £600,000

Exclusive newly built detached bungalow in a tranquil countryside setting. Open-plan living, dining, and kitchen with bi-folding doors to patio. Principal suite with luxury en-suite, two further bedrooms, landscaped gardens, ample parking, underfloor heating, and electric car charging. Potential for attic conversion (subject to PP).



## A Contemporary Countryside Retreat of Exceptional Design

Nestled at the end of an exclusive lane, this newly built detached bungalow combines contemporary elegance with tranquil countryside living. The heart of the home is a spectacular open-plan living, dining, and kitchen area featuring a central island, integrated appliances, and bi-folding doors that flow seamlessly onto a large patio and landscaped gardens. The principal bedroom is a sanctuary with direct patio access, luxury en-suite, and built-in storage, complemented by two further versatile bedrooms and a stylish family bathroom. Additional highlights include underfloor heating throughout, a utility room, boarded attic room (ideal for conversion), driveway with ample parking, and an electric vehicle charging point. With exceptional design, high-quality finishes, and uninterrupted paddock views, this is a rare opportunity to secure a truly exceptional home in a coveted location.

## Life in Willoughby on the Wolds

The property is located in the charming village of Willoughby on the Wolds, a picturesque rural community set on the border of Nottinghamshire and Leicestershire. Despite its tranquil countryside setting, the village is extremely well connected, making it highly desirable for those seeking country living within reach of major cities.

## Entrance Hall

Accessed via a composite door, the generous entrance hall immediately sets the tone with wood-effect LVT flooring running underfoot. The space offers access to a substantial boarded loft via a pull-down ladder which subject to permission provides an excellent opportunity to enhance the living space if required at a later date.

## Living, Dining & Kitchen

At the heart of the home lies a spectacular open-plan living, dining, and kitchen area. Light floods the space through bi-folding doors opening onto a large patio, a French door to the side lawned garden, and multiple windows across three elevations. The contemporary kitchen features high-gloss fitted wall and base units, wood-effect worktops, and metro-tiled splashbacks. A central island with breakfast bar seating serves as the social hub, complemented by integrated appliances including a larder fridge, dishwasher, stylish eye-level double oven and grill, and induction hob with illuminated extractor hood. The living and dining area flows effortlessly from the kitchen, with underfloor heating and spotlights enhancing the ambiance.

## Utility Room

A practical yet stylish utility room provides a good range of fitted units, stainless steel sink, integrated freezer, and space for two further appliances. Metro-tiled splashbacks and continuation of the wood-effect flooring maintain the home's cohesive aesthetic, while a uPVC door leads directly to the driveway and gardens.

## Bedrooms

The principal bedroom is a true sanctuary, featuring wide bi-folding doors that open directly onto the rear patio terrace and offer stunning views across the adjoining paddock. Two built-in cupboards provide storage, and the room connects to a luxurious en-suite fitted with a three-piece contemporary suite, including a large shower with rainwater head, vanity unit with basin, WC, underfloor heating, LED-lit mirror, and an obscure window. The second bedroom is a generously proportioned double with dual-aspect windows and a television point, while the versatile third room can function as a double bedroom, sitting room, or home office.

## Bathroom

The main bathroom is finished to the same high standard, with a panelled bath and shower over, vanity-unit basin, WC, underfloor heating, contemporary tiling, and an LED back-lit mirror, offering a spa-like retreat for family and guests alike.

## Outside & Gardens

Set within a delightful plot, the property is approached via a generous shared gravelled approach, the driveway offers ample off-street parking for multiple vehicles at both the front and side. A block-paved pathway leads to the front entrance and wraps around the perimeter, with post-and-rail fencing framing uninterrupted views across the adjoining paddock and countryside. To the rear, a raised, lawned garden complements a substantial paved patio, ideal for outdoor dining, relaxing, or entertaining in style. The perimeter is enhanced with outdoor lighting, and practical features include an outdoor tap and an electric vehicle charging point.

**Services & Additional Information:** The property benefits from a modern electric air source heat pump, providing efficient heating and hot water. It is connected to mains water, electricity, and drainage (no mains gas).

## Property construction:

**Parking:** Drive

(Purchasers are advised to satisfy themselves as to their suitability).

**Agent's Note:** Please note that any furniture depicted in the photographs has been staged for illustrative purposes only. Access to the private driveway is shared approach.

**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.

**Broadband type:** Not currently connected

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:** Rushcliffe Borough Council / Tax Band

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/17032026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





John German





John German



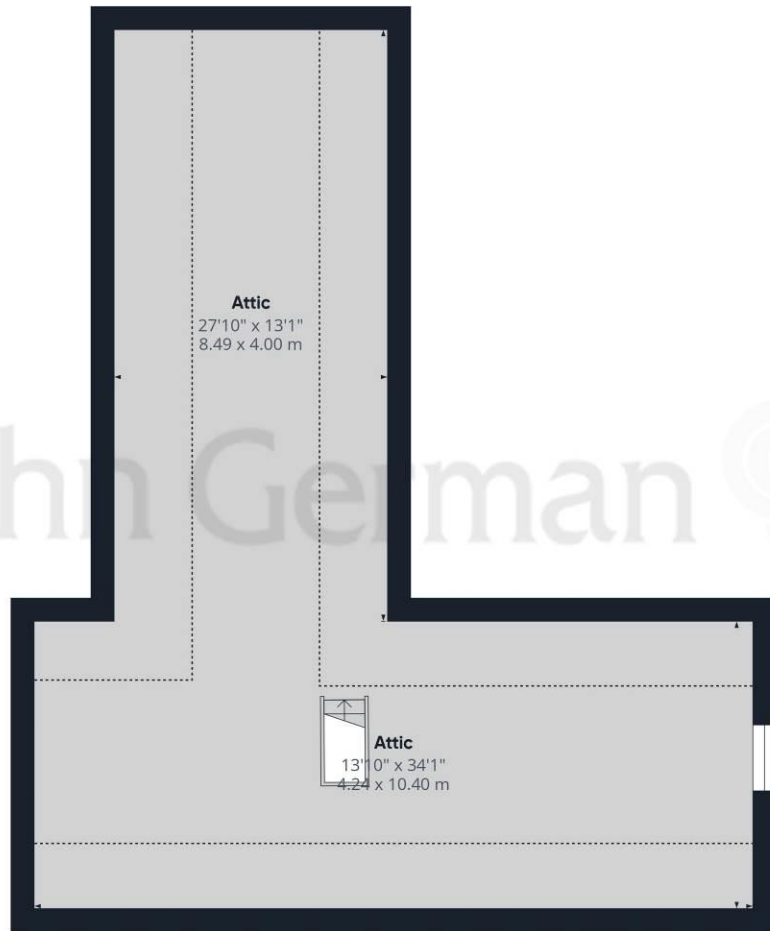


**Approximate total area<sup>m</sup>**  
1119 ft<sup>2</sup>  
103.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



Floor 1 Building 2

**Approximate total area<sup>m</sup>**

829 ft<sup>2</sup>  
77 m<sup>2</sup>

**Reduced headroom**

385 ft<sup>2</sup>  
35.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Agents' Notes**

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

**Referral Fees**

**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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

John German

3-5 Bedford Square, Loughborough, Leicestershire, LE11 2TP

01509 239121

loughborough@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



