

SUPERIOR HOMES

ROYSTON & LUND



278 Church Lane

Whitwick | LE67 5DL

Offers In The Region Of £425,000

No Upward Chain

Nestled within the historic Leicestershire village of Whitwick, this beautifully presented four-bedroom detached family home combines character, modern finishes, and countryside views to the rear — all offered with no upward chain.

Upon entering, the bright and welcoming entrance hall immediately sets the tone, featuring slate stone flooring and a striking glass balustrade staircase, with a natural flow through to the living spaces. The lounge is a warm and inviting room, boasting a bay window and a feature log burner framed by an oak mantel. Oak plank flooring continues seamlessly through to the dining room and sun room, where oak bi-fold doors allow the spaces to be opened or closed as desired. The sun room draws the outdoors in, enjoying garden views and French-style patio doors.

The kitchen benefits from underfloor heating and is both stylish and practical, fitted with wall and base units, , and a range of integrated appliances, including a fridge-freezer, microwave, and dishwasher. A dual-fuel Range cooker is available by separate negotiation. Beyond the kitchen, a separate utility room and contemporary wet room with rain-head shower and WC adds further convenience.

To the first floor, there are four bedrooms, three of which are doubles. The principal bedroom features fitted wardrobes and a private en-suite shower room, while the fourth bedroom is a generous single. The family bathroom has been beautifully updated, offering a P-shaped bath, rain-head shower, and excellent built-in storage.

Externally, the property continues to impress. The private rear garden backs onto open countryside and has been professionally landscaped, featuring multiple porcelain stone patio areas, a covered veranda dining space, generous lawns, an orchard, and mature planted borders — perfect for entertaining or relaxing in peaceful surroundings.

To the front, a tarmac driveway provides off-road parking for up to three vehicles, integral garage with electric door.



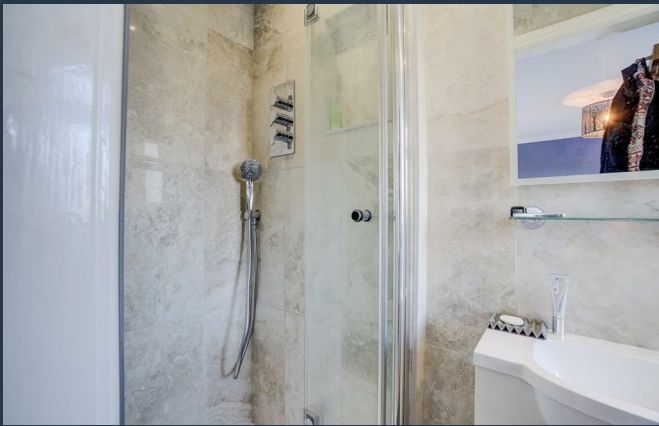


- *No Upward Chain*
- Four Bedroom Detached, Family Home in the sought-after village of Whitwick
- Spacious Lounge with Bay Window, Log Burner and Oak Mantel
- Stylish Fitted Kitchen with Integrated Appliances and Underfloor Heating
- Professionally Landscaped Rear Garden with Orchard and Multiple Patio Areas
- Integral Garage with Electric Roller Door and Driveway Parking for Three Cars
- Countryside Views to the Rear
- Freehold
- EPC Rating D
- Council Tax Band E



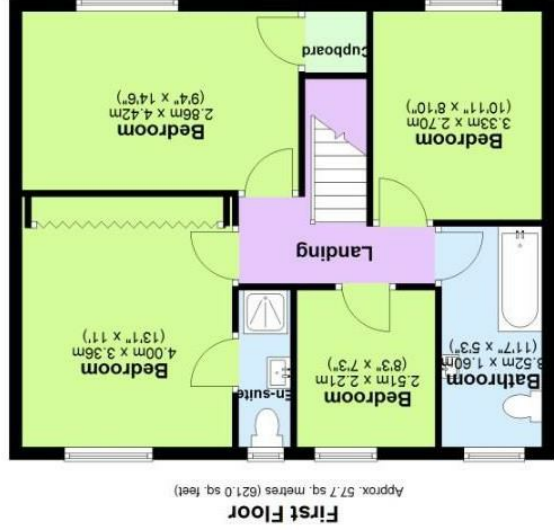
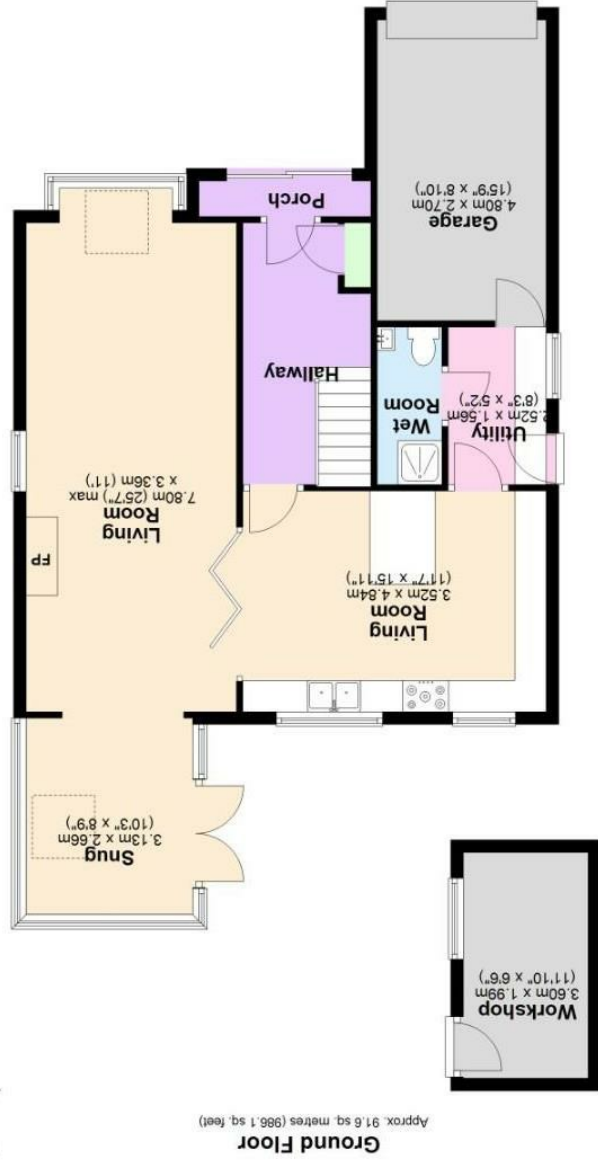






These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

Total area: approx. 149.3 sq. metres (1607.1 sq. feet)



Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Potential
(92 plus) A	Current
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

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

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

EPC

