



## 1 Green Lane

Whitwick, Coalville, LE67 5ED

**£280,000**

Situated in a highly desirable, private and quiet position on Green Lane in Whitwick, this exceptionally well-presented and thoughtfully extended three-bedroom semi-detached house offers an ideal family home with generous living space, modern comforts, and excellent outside amenities.

Upon arrival, the property benefits from a welcoming entrance porch leading into a practical hallway. To the front lies a dedicated office/study, perfect for those working from home or needing a quiet space. The real heart of the home is the extremely spacious wraparound open-plan living/kitchen/dining room – a superb extension that has been cleverly designed to create a bright, sociable hub ideal for family life and entertaining. The kitchen area is well-equipped and flows seamlessly into the dining and living zones, with ample natural light from multiple aspects and direct access to the rear garden. To the rear, a versatile garden room provides additional flexible living space – whether used as a playroom, home gym, or relaxed sitting area overlooking the garden.

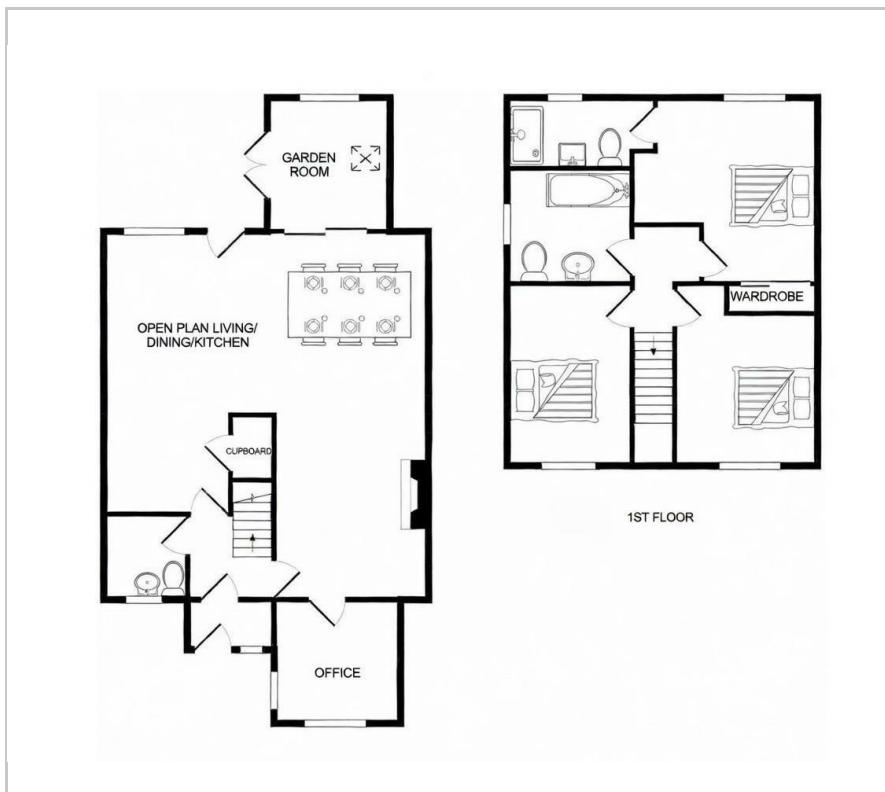
Upstairs, the accommodation comprises three good-sized double bedrooms, all benefiting from fitted wardrobes or storage options. The principal bedroom features a modern en-suite shower

### Viewing

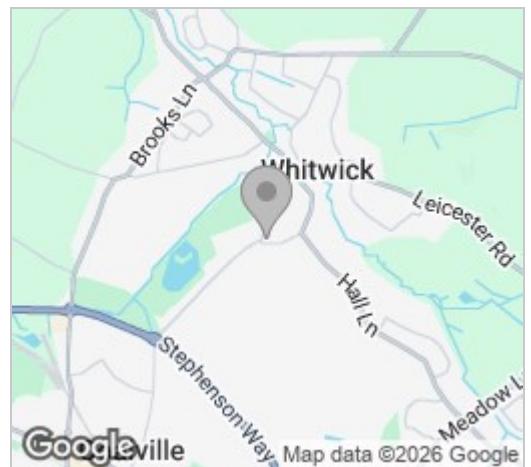
Please contact our Berkley Kibworth Office on 0116 2796161 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)		A	84
(81-91)		B	75
(68-80)		C	
(55-68)		D	
(38-54)		E	
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/81/EC	

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



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