

# Church Lane

Whitwick, Coalville, LE67 5DJ

John German





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£240,000

Fantastic character property, beautiful presented and ready to move into with character features and lovely modern updates throughout. With sunny sitting room, large dining room (feature fires), stunning refitted breakfast kitchen and utility/WC. There are also two double bedrooms, fabulous refitted bathroom, landscaped private garden and a garden cabin retreat to boot!



The property begins with a feature entrance hallway with high ceilings and panelled walls. At the front is the first reception room, a beautiful light and sunny bay windowed sitting room with a Victorian period fireplace resting at its focal point. Next is the family/dining room, an excellent space having plenty of room for a large family dining table, plus informal sofa seating area. It further benefits from French double doors that lead you outside to the landscaped garden.

Off the dining room at the rear, is a wonderful breakfast kitchen featuring integrated appliances including a fitted gas hob with extractor hood above and oven set beneath, integral dishwasher, and fitted breakfast bar perfect for morning coffee. At the end of the kitchen is a useful utility room along with that must have ground floor WC. From the kitchen, French double doors take you directly out onto the patio area with pergola above.

Head upstairs and off the part galleried landing you will find a feature large principal bedroom flooded with natural light through its two front facing windows. Bedroom two is also a double and has views down to the pretty gardens below.

Last but definitely not least is the refitted luxury family bathroom which comprises not only panelled bath, vanity wash hand basin and WC but also a large frameless glass screen walk in shower with a dual shower head and rainfall shower head above. There is also a tall ladder radiator.

Outside to the rear of the property is an extensive paved patio area with water feature and pergola above. Steps leads down to a long lawned garden flanked on two sides by planted flowering borders. At the end of the garden is lovely garden cabin retreat, perfect for a whole variety of uses, and beyond the cabin a garden storage area.

**Agents notes:** There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request. The property is located in a mining area.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Brick

**Parking:** On road

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** Fibre - 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 B

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

<https://www.gov.uk/check-if-property-is-affected-by-coal-mining>

**Our Ref:** JGA/18042024

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Ground Floor Building 1

**Approximate total area<sup>(1)</sup>**

950.53 ft<sup>2</sup>  
88.31 m<sup>2</sup>

**Reduced headroom**

6.47 ft<sup>2</sup>  
0.6 m<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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

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### Agents' Notes

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**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		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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