

Parsonwood Hill
Whitwick, Coalville, LE67 5AT

John
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Price range £500,000 - £525,000

Look no further—your home. This stunning, contemporary property is beautifully extended and stylishly updated. Featuring four double bedrooms, two luxury bathrooms, a living room with log burner, family room/office, lantern-roofed garden room, laundry, cloaks and a breath taking open-plan kitchen/dining/living space.

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If you're seeking something special then this is the house for you, no expense has been spared in updating and extending this property to create a bespoke forever home. Life is centred around the luxurious open-plan kitchen and dining room, seamlessly flowing into the glazed garden room with a log burner - the perfect space for both everyday living and entertaining. On the first floor is sumptuous principal bedroom suite that exudes boutique hotel luxury, offering a serene retreat. Outside, the private rear garden is not overlooked and features an expansive lawn, ideal for families, along with a large patio area, perfect for entertaining.

Surrounded by stunning countryside, it provides scenic walking trails, including those in the nearby Cademan Wood and Grace Dieu Park and Priory. Whitwick St John The Baptist CE Primary School and a Preschool conveniently lie within walking distance at the end of the Road. The village boasts a variety of local amenities such as independent shops, traditional pubs, cafes and chemist. It is well-connected, with easy access to Coalville, Loughborough and Leicester, as well as major road links like the M1 and A42, making it ideal for commuters.

On the ground floor, rooms have been reimagined to create spaces that cater to modern living. To one side of the welcoming entrance hallway is the first of the three reception rooms, an elegant living room featuring an Esse log burner stove, creating a warm and inviting focal point. A front-facing shuttered window enhances the charm of the space.

Return to the hallway, where beautiful Karndean flooring flows seamlessly beneath your feet, leading you into the heart of the home - the breathtaking, extended 24' open-plan living, dining and kitchen area. Soft-close contemporary cabinets wrap around two sides of the room, providing ample storage. The sleek, seamless 'Wharf' white countertops add a touch of sophistication and durability, flowing beautifully around the kitchen and into the wide statement picture window. Comprehensively equipped, the kitchen features an inset double-bowl sink with waste disposal and a Blanco boiling water tap, a Samsung induction hob with a matching hood, an integrated Samsung fridge freezer, and a Neff integrated dishwasher. At the heart of the kitchen is a large central breakfast island, topped with a seamless waterfall-edge countertop, beneath which are dual Samsung pyrolytic steam ovens, combining style and functionality. The room easily accommodates a dining table for eight or more while still providing ample space for informal family seating.

Lying open-plan to this stunning living space is the striking garden room, featuring glazed picture windows, bi-folding doors, and a glass lantern roof with remote control blinds. This exceptional space seamlessly connects indoor and outdoor living, flooding the room with natural light. A freestanding feature log-burning stove ensures warmth and cosiness, even on the coldest winter days.

Internal bi-folding doors separate the garden room from the adjacent family room/home office, offering versatility to suit your needs. Open them to create a spacious, flowing area perfect for large family gatherings, or keep them closed for a cosy, contained workspace ideal for working from home.

The owners have cleverly repurposed the rear half of the garage to create a luxurious laundry room, maximizing functionality. An internal door provides access to the remaining portion of the garage, now serving as an invaluable storage space. Lastly, on the ground floor is a beautifully designed modern guest WC.

Upstairs, you'll find four generously sized double bedrooms, all featuring fitted wardrobes.

The master suite is a true sanctuary. A walk-through dressing area, lined on both sides with wardrobes and drawers, leads into a spacious room with a vaulted ceiling, shuttered window and feature contemporary panelling, creating a cosy yet luxurious retreat.

But that's not all - adjacent to the bedroom is a stunning private ensuite shower room, thoughtfully designed for both style and comfort. It boasts a large floating vanity unit with inset double wash basins, a double-width shower enclosure with a rainfall showerhead, a floating WC, and a tall towel radiator. The vaulted ceiling, complete with an inset electric Velux skylight, allows for natural light, enhancing its airy, spa-like feel.

The principal bathroom is equally well-appointed to a high standard, featuring a matching double sink vanity unit. A corner quadrant shower enclosure with a rainfall showerhead offers a luxurious experience, while attractive wall tiling adds a touch of elegance. For ultimate relaxation, a freestanding contemporary tub bath provides the perfect spot for unwinding and soaking away the day's worries.

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: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

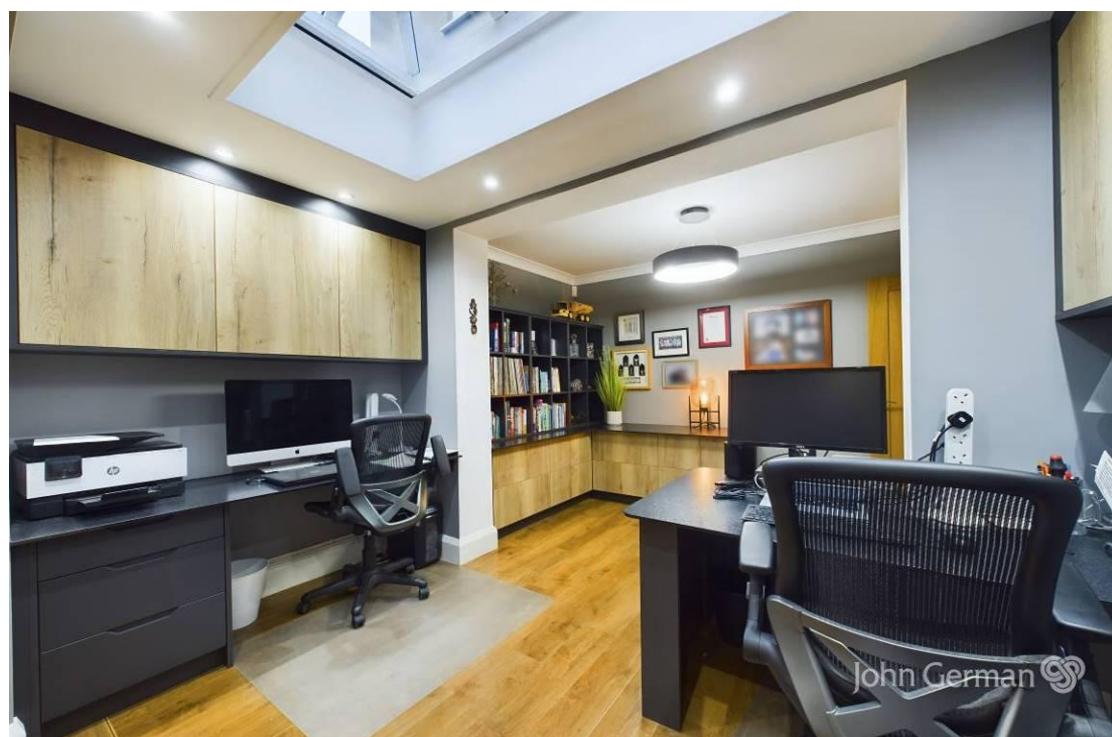
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

www.nwleics.gov.uk

Our Ref: JGA/14022025

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1994.67 ft²
185.31 m²

Reduced headroom
17.34 ft²
1.61 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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Agents' Notes

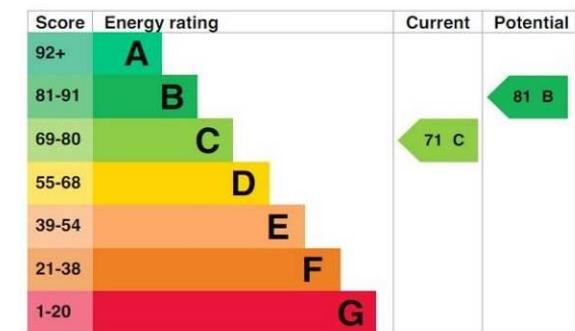
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Referral Fees

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.

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