

Chapel Lane

Willoughby On The Wolds, Loughborough, LE12 6SR

John 
German





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£550,000

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Contemporary Living in the Heart of the Wolds

Set within the rolling countryside of south Nottinghamshire, this beautifully designed single-storey home offers a rare combination of modern architectural living and idyllic village surroundings. Thoughtfully extended and refurbished, the property presents an exceptional lifestyle opportunity, combining elegant interiors with light-filled spaces and peaceful outdoor living.

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.

A Home Designed Around Light and Space

From the moment you arrive at the paved entrance courtyard, the property makes an immediate impression of calm sophistication. A half-glazed entrance door framed by picture windows leads into a welcoming central reception hallway, where contemporary finishes and wood-effect ceramic flooring set the tone for the rest of the home.

At the centre of the property lies a magnificent open-plan living, dining and kitchen space, designed to bring people together. The room's part-vaulted ceiling, skylights and striking glazed gable window allow natural light to pour in from its southerly aspect, creating a bright and uplifting atmosphere throughout the day.

The sitting area is beautifully anchored by a feature log-burning stove set upon a raised granite hearth, providing both warmth and a stunning focal point for relaxed evenings. French doors open out to the courtyard, creating a seamless connection between indoor and outdoor living.

The Kitchen – A Contemporary Heart of the Home

The kitchen is both stylish and practical, featuring elegant shaker-style cabinetry complemented by quartz-effect work surfaces. A generous central breakfast island provides additional storage and casual seating for three, making it the perfect spot for morning coffee or informal dining.

Integrated appliances include:

- Induction hob with extractor hood
- High-level oven and grill
- Dishwasher
- Fridge freezer

Leading from the kitchen is a useful utility and boot room, providing additional storage, a second sink and space for laundry appliances and houses the electric boiler and hot water heater

Beautifully Appointed Bedrooms

The home offers three spacious double bedrooms, each thoughtfully designed for comfort and tranquillity.

The principal bedroom suite is particularly impressive, featuring a striking canopy ceiling and delightful views over the rear garden. A luxurious private ensuite includes a vanity unit with illuminated mirror and a large fully tiled rainfall shower enclosure.

Bedrooms two and three are served by a beautifully appointed family bathroom, complete with a deep bath and separate rainfall shower, finished in a timeless contemporary style.

Outside – Space to Relax

Outside, the property continues to impress. A stone-chipped driveway provides parking for multiple vehicles, while the surrounding gardens are attractively landscaped and mainly laid to lawn.

The paved courtyard and patio areas offer ideal spaces for al fresco dining, entertaining, or simply enjoying the peaceful rural surroundings.



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. Access to the property's private driveway is over a shared driveway.

Property construction: Driveway

Parking:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric boiler and hot water tank

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

Broadband type:

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 E

Useful Websites: 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.

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Approximate total area⁽¹⁾

1110 ft²
103.1 m²

(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

Ground Floor Building 1



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.

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		
69-80	C		
55-68	D		57 D
39-54	E	39 E	
21-38	F		
1-20	G		



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