



MAYNARD
ESTATES



KEY	
	The Salisbury Semi-Detached House Plots 42, 43, 44, 45, 46
	The Duke Detached House Plots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10
	The Duke Detached House Plots 11, 12, 13, 14, 15, 16, 17, 18, 19
	The Duke Detached House Plots 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30
	The Salisbury Semi-Detached House Plots 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41
	The Duke Detached House Plots 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60
	The Duke Detached House Plots 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80
	The Duke Detached House Plots 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
	The Duke Detached House Plots 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120
	The Duke Detached House Plots 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140

Plot 42 Grange Meadows, Coalville, LE67 2NB

£394,995

Phase 2 Launch Weekend 23rd & 24th May 10am - 4pm - Developer Incentives

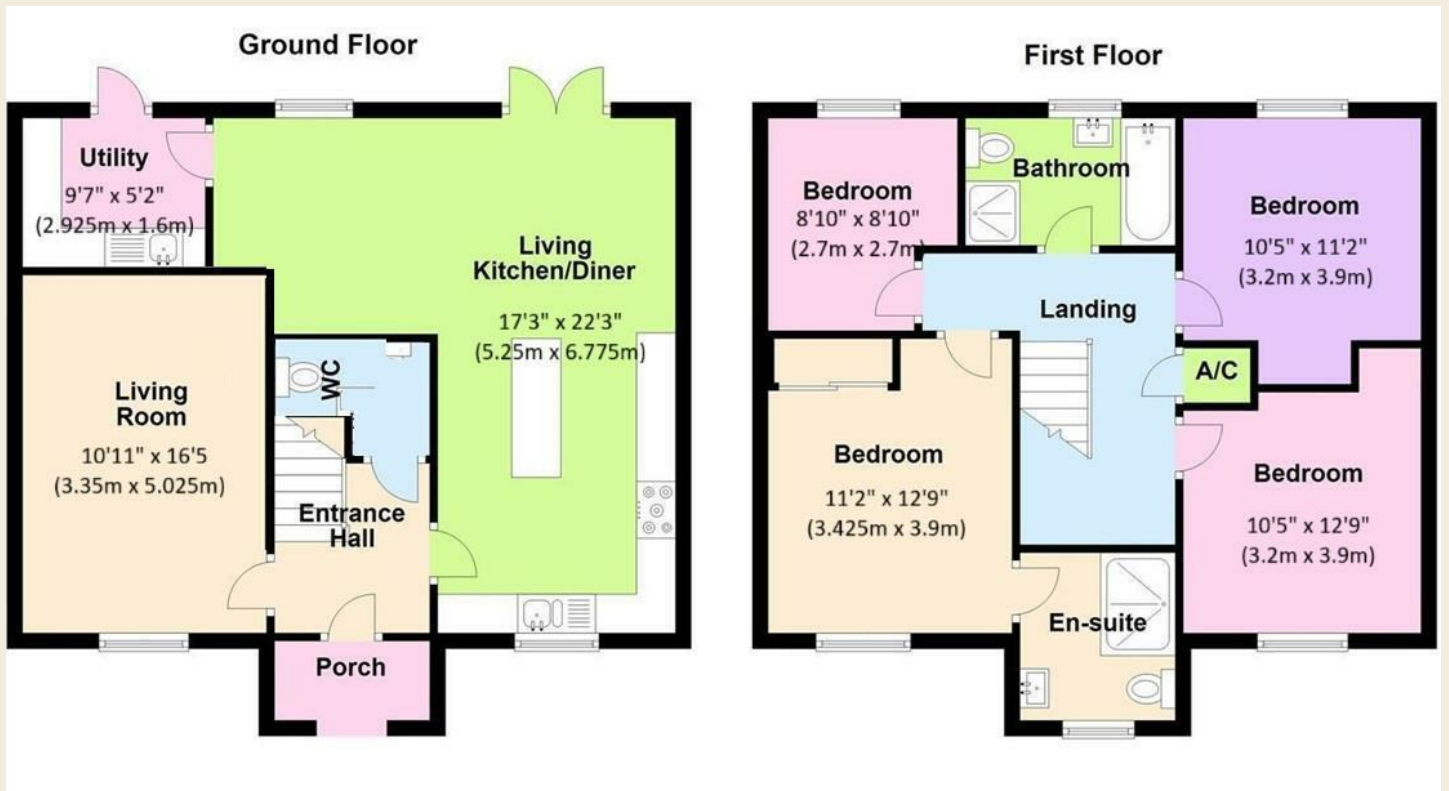
- * Book a viewing and receive a COMPLIMENTARY BOTTLE OF BUBBLY on arrival *
- ** Reserve this weekend and enjoy A YEAR OF HEATING BILLS INCLUDED **

"The Salisbury", boasts a welcoming entrance with access to a ground floor w.c. A spacious living room provides the ideal cosy spot to relax and unwind whilst the stunning open plan living kitchen/diner providing the ideal space for any large family to cook, dine and socialise with immediate access to the homes garden along with a separate utility room

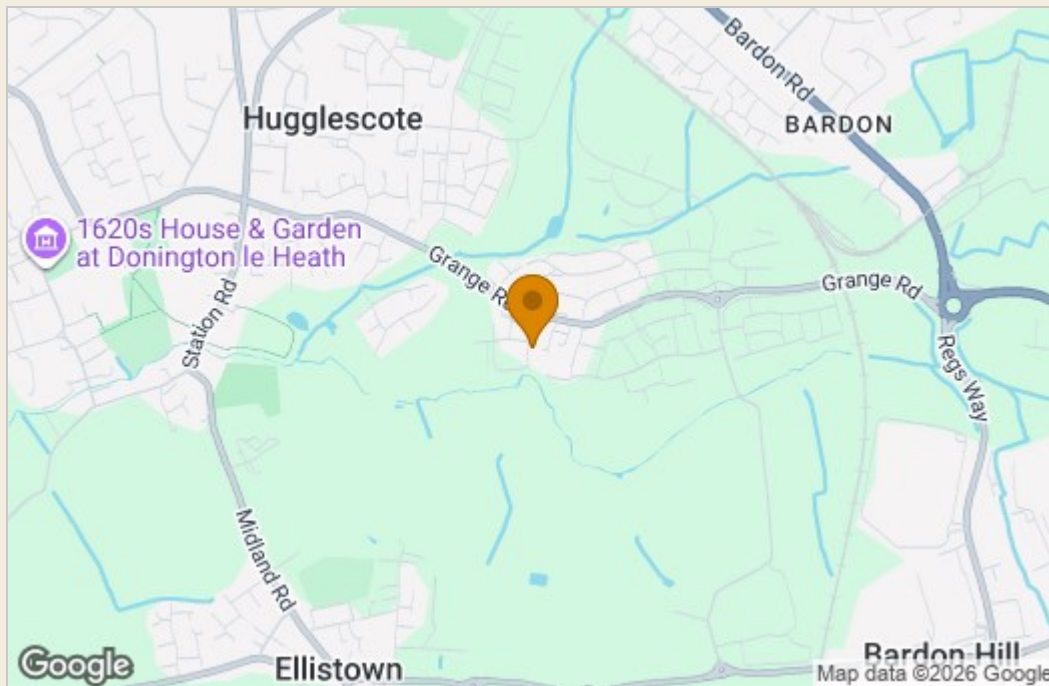
The L-shaped kitchen provides a comprehensive range of modern wall and base white gloss units, with integrated appliances,

The first floor offers four good sized bedrooms, including a master bedroom with its very own stylish three piece en-suite. An equally impressive four-piece contemporary family bathroom suite, complete with a bath and separate shower, WC and wash hand basin concludes this homes fantastic internal accommodation.

Floor Plan



Area Map



Energy Efficiency Graph

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

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.