



Plot 43 Grange Meadows, Coalville, LE67 2NB

£350,000

3 2 1



# Brief Description

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 \*\*

Placed in the charming Grange Meadows development in Hugglescote. This EXQUISITE detached house is a BRAND NEW BUILD by Cadeby Homes in 2026.

This property boasts three well-proportioned bedrooms on the first floor, with the master featuring a contemporary EN-SUITE and dressing room, ensuring comfort and privacy. The ground floor welcomes you with a spacious entrance hall leading to a convenient GROUND FLOOR WC.

The heart of the home is undoubtedly the EXPANSIVE open-plan kitchen diner, which is fully integrated and customisable, complete with French doors that open onto a BEAUTIFULLY laid lawn and paved patio in the rear garden. A separate UTILITY ROOM provides additional practicality with space and plumbing for a washing machine and dryer.

One of the standout features of is the opportunity to personalise your new home. With the choice of various kitchen designs and flooring options, allowing you to create a home that truly reflects your taste and lifestyle. The Leicester design also offers the potential to convert the master bedroom dressing area into a fourth bedroom if preferred.

The INNOVATIVE Ground Source Heating System and underfloor heating on the ground floor ensure a warm and energy-efficient environment throughout the year. The development is complemented by the newly established Greenstone PRIMARY SCHOOL, conveniently within walking distance, making it an ideal location for families.

While this small development offers a SENSE OF COMMUNITY, it also provides lovely walks and PLEASANT OUTLOOKS. Buyers can take advantage of VARIOUS INCENTIVES, including part exchange options and assistance with stamp duty and other moving costs to suit your individual needs.

PLEASE NOTE: OTHER PROPERTY TYPES ALSO AVAILABLE

£350,000



## ON THE GROUND FLOOR

Entrance Hall

Ground Floor WC

Living Room 11'4" x 18'1" (3.45m x 5.51m)

Open Plan Kitchen Diner 19'11" x 10'5" (6.07m x 3.18m)

Utility Room

## ON THE FIRST FLOOR

Landing

Master Bedroom 10'6" x 11'0" (3.20m x 3.35m)

Dressing Room 8'10" x 4'6" (2.69m x 1.37m)

En Suite 7'7" x 5'10" (2.31m x 1.78m)





Bedroom 2	9'10" x 11'1" (3.00m x 3.38m)
Bedroom 3	9'6" x 7'5" (2.90m x 2.26m)
Family Bathroom	5'8" x 7'5" (1.73m x 2.26m)

#### ON THE OUTSIDE

- Rear Garden
- Small Front Garden
- Driveway
- Single Garage

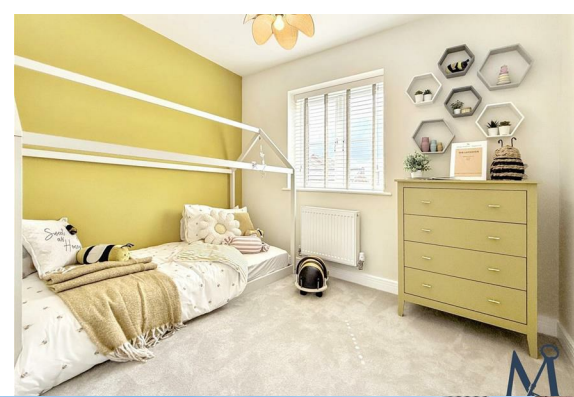
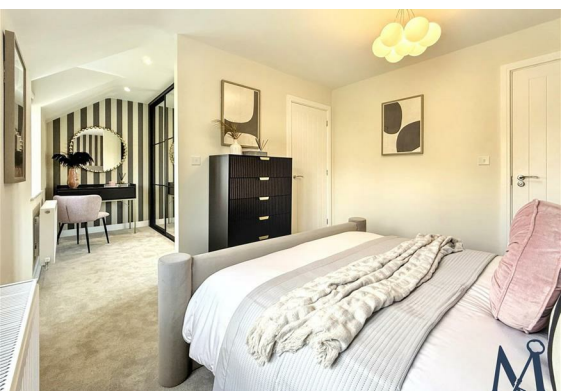
#### NOTE TO BUYER

## Key Features

- 2026 BRAND NEW Detached Home
- En-Suite & Dressing Room To Master
- Ground Floor Under Floor Heating
- Choice Of Fixtures & Fittings
- Large Driveway & Single Garage
- Innovative Ground Source Heating System
- Developer Incentives Available
- Walking Distance To New Primary School
- Open Plan Fully Fitted Kitchen Diner
- Great Access Routes, Amenities & Countryside Living

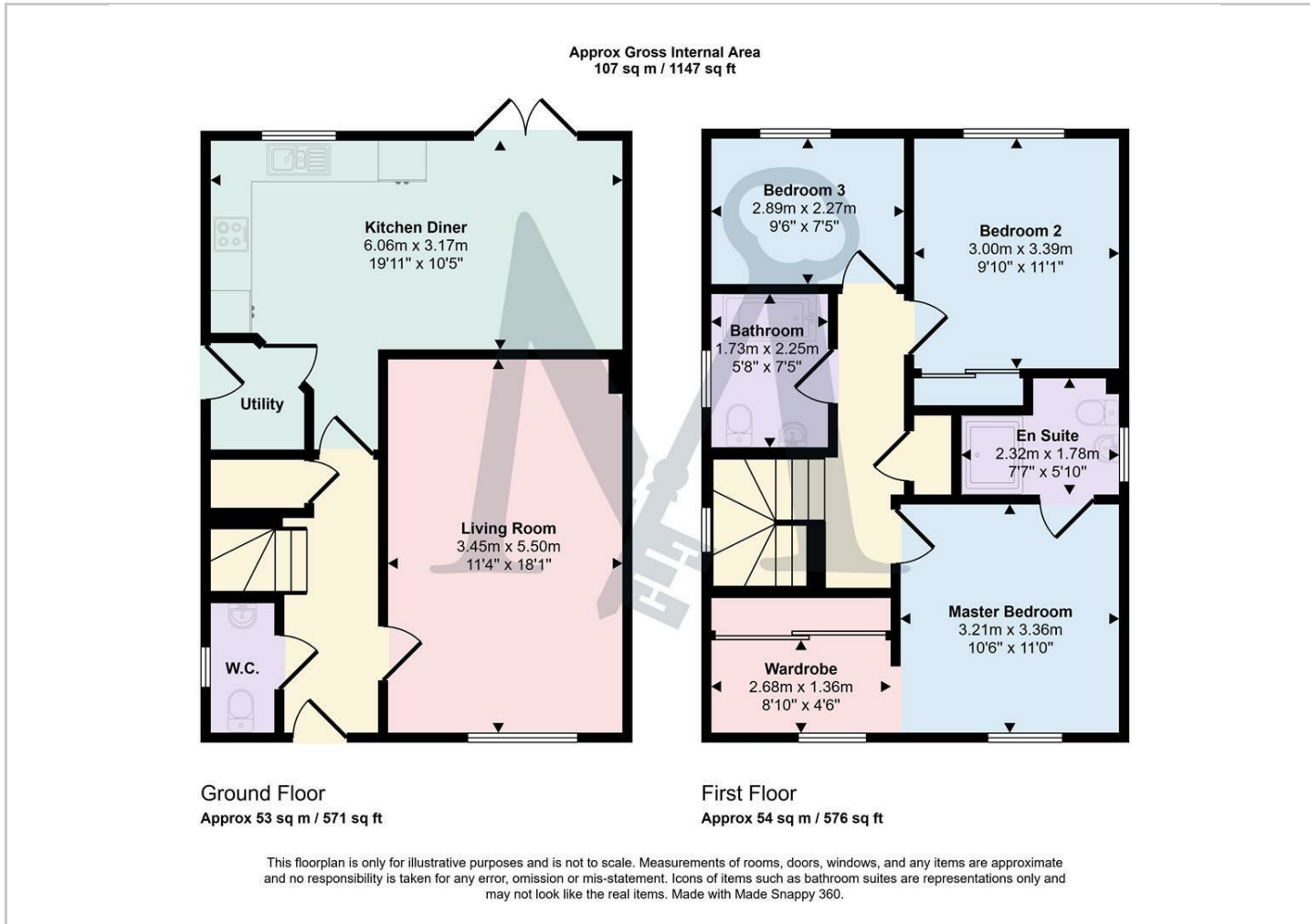








## Floor Plans



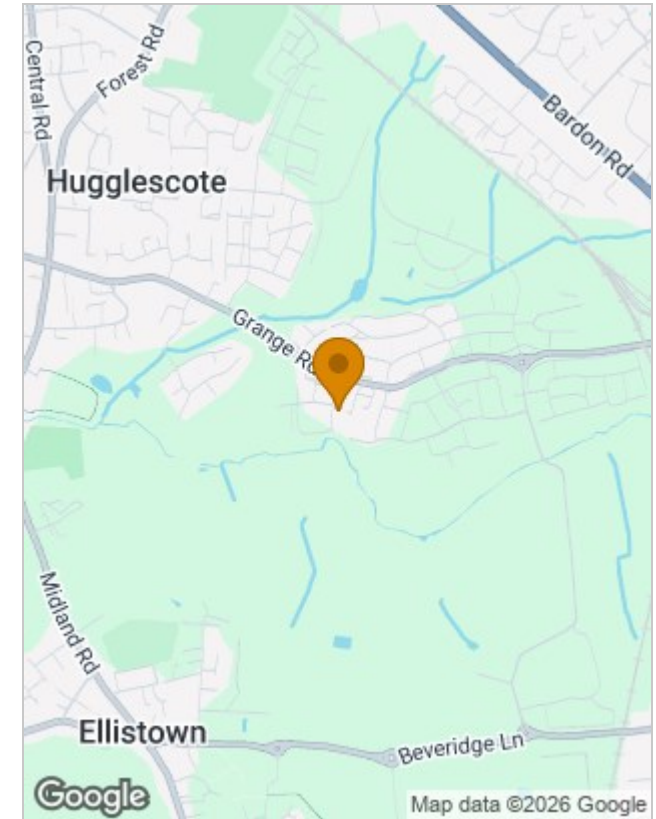
## Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

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