



The Durham Grange Meadows, Coalville, LE67 2NB

£302,000

Placed in the charming Grange Meadows development in Hugglescote. This EXQUISITE detached house is a BRAND NEW BUILD by Cadeby Homes in 2025.

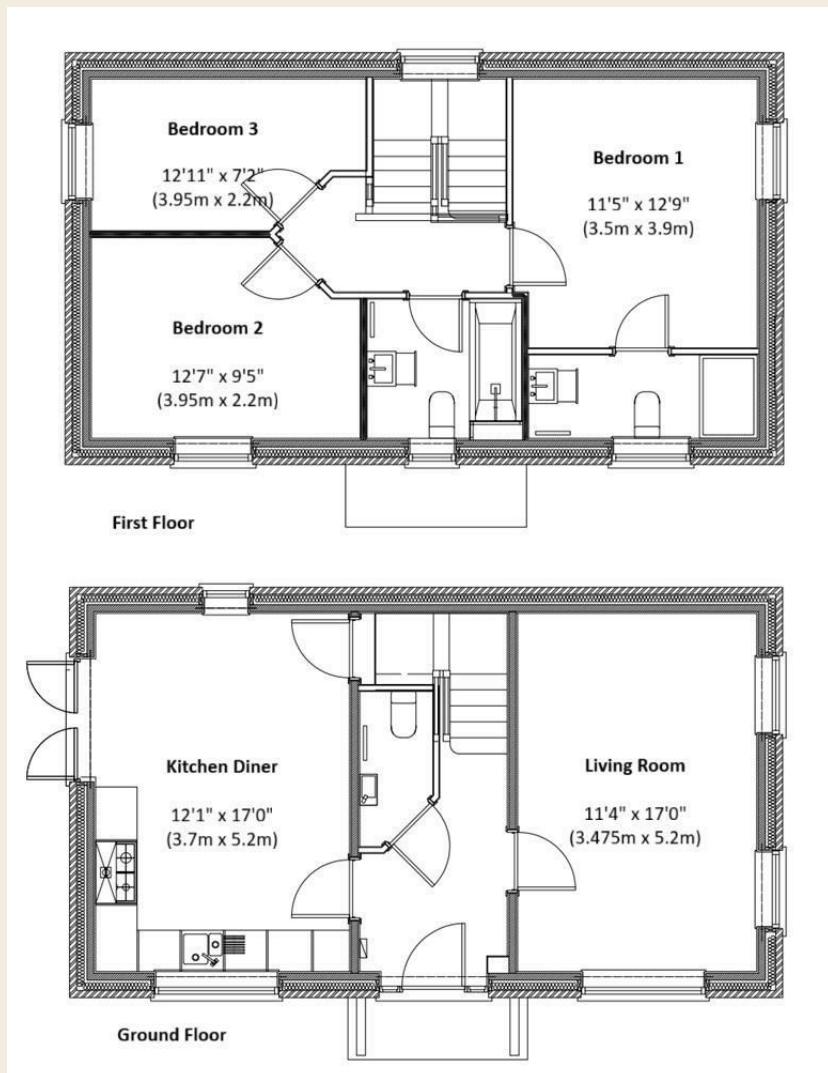
"The Durham", boasts three well-proportioned bedrooms on the first floor, with the master featuring a contemporary EN-SUITE ensuring comfort and privacy along with a modern stylish family bathroom suite. The ground floor welcomes you with a spacious entrance hall leading to a convenient GROUND FLOOR WC.

The heart of the home is open-plan kitchen diner, which is fully integrated and complete with French doors that open onto a BEAUTIFULLY laid lawn and paved patio in the rear garden. A separate SPACIOUS LIVING ROOM provides a wonderful living space with dual aspect views.

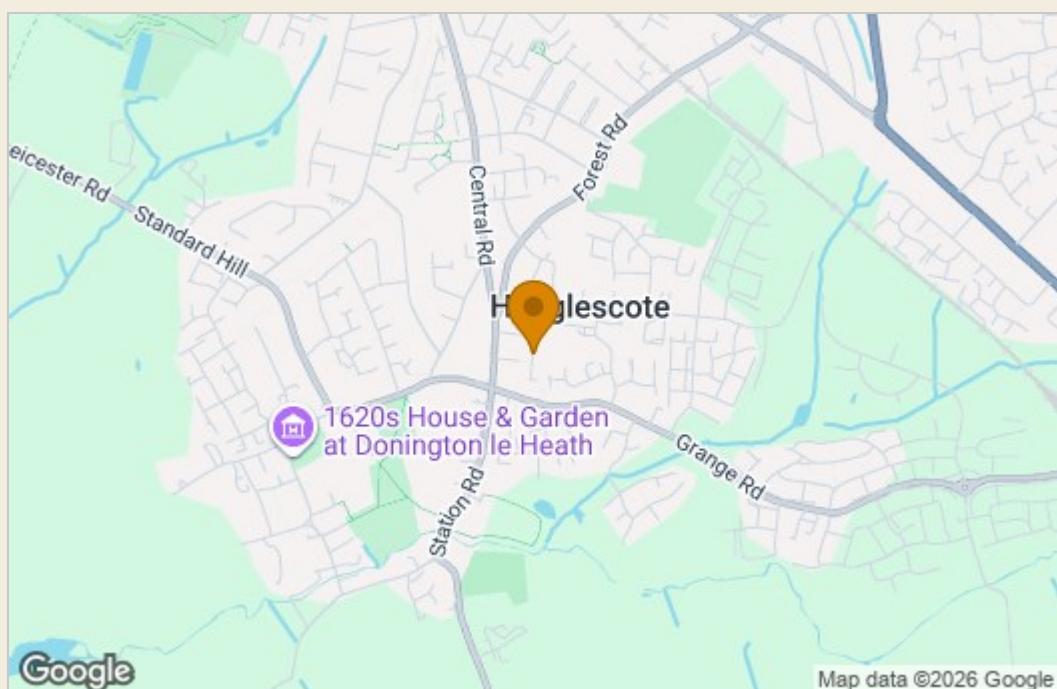
Furthermore this property benefits from a large driveway and single detached garage.

Available and ready to move in Autumn 2025 with incentives available for early reservation which include stamp duty contributions, market value part exchange and flooring included.

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 |

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