



The Leicester Grange Meadows, Coalville, LE67 2NB

£350,000





Brief Description

£350,000

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

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.

The location offers great access routes, making commuting and travel straightforward, while also being close to local amenities that enhance everyday living. This is a RARE OPPORTUNITY to acquire a modern home in a green scenic location.

PLEASE NOTE: OTHER PROPERTY TYPES ALSO AVAILABLE



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

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

Master Bedroom

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

Dressing Room

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

En Suite



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

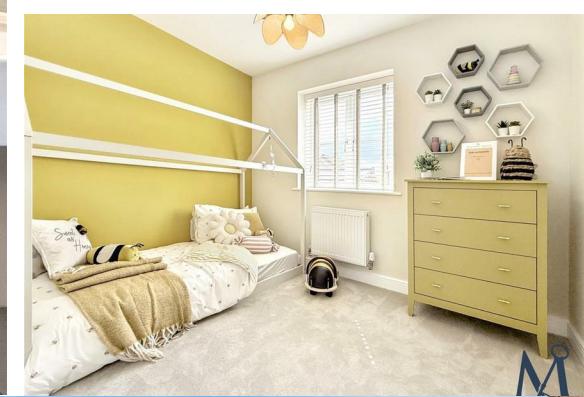
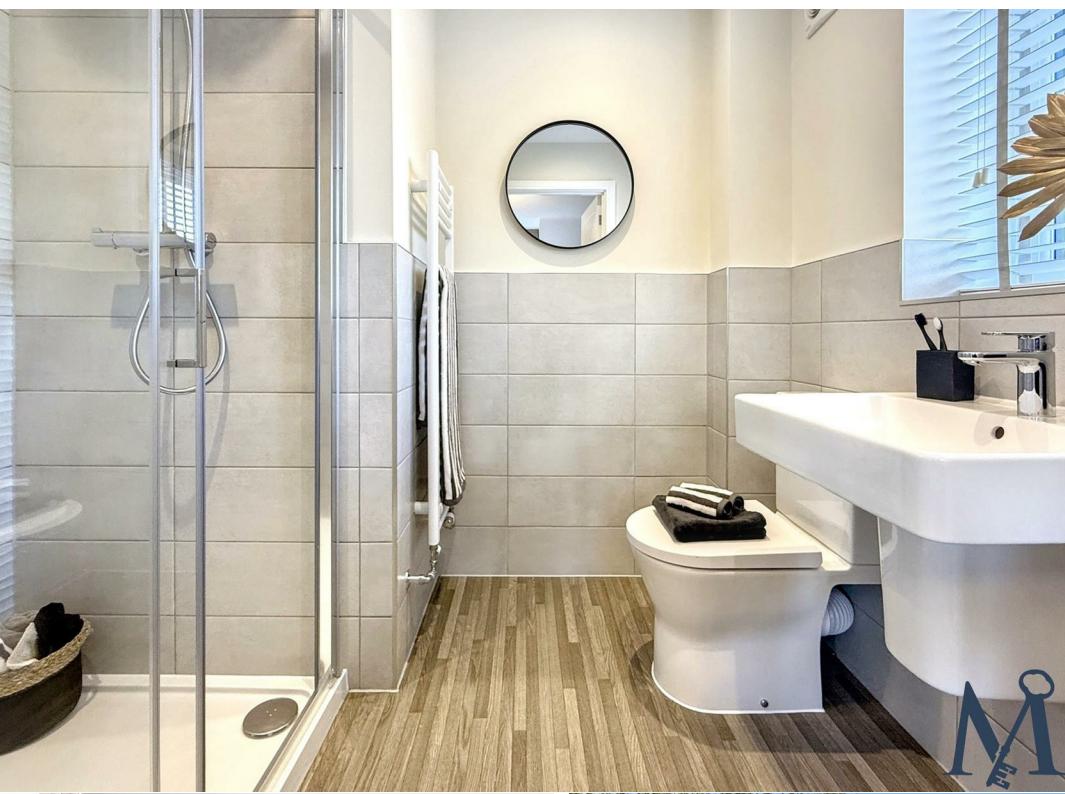
NOTE TO BUYER

Key Features

- 2025 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



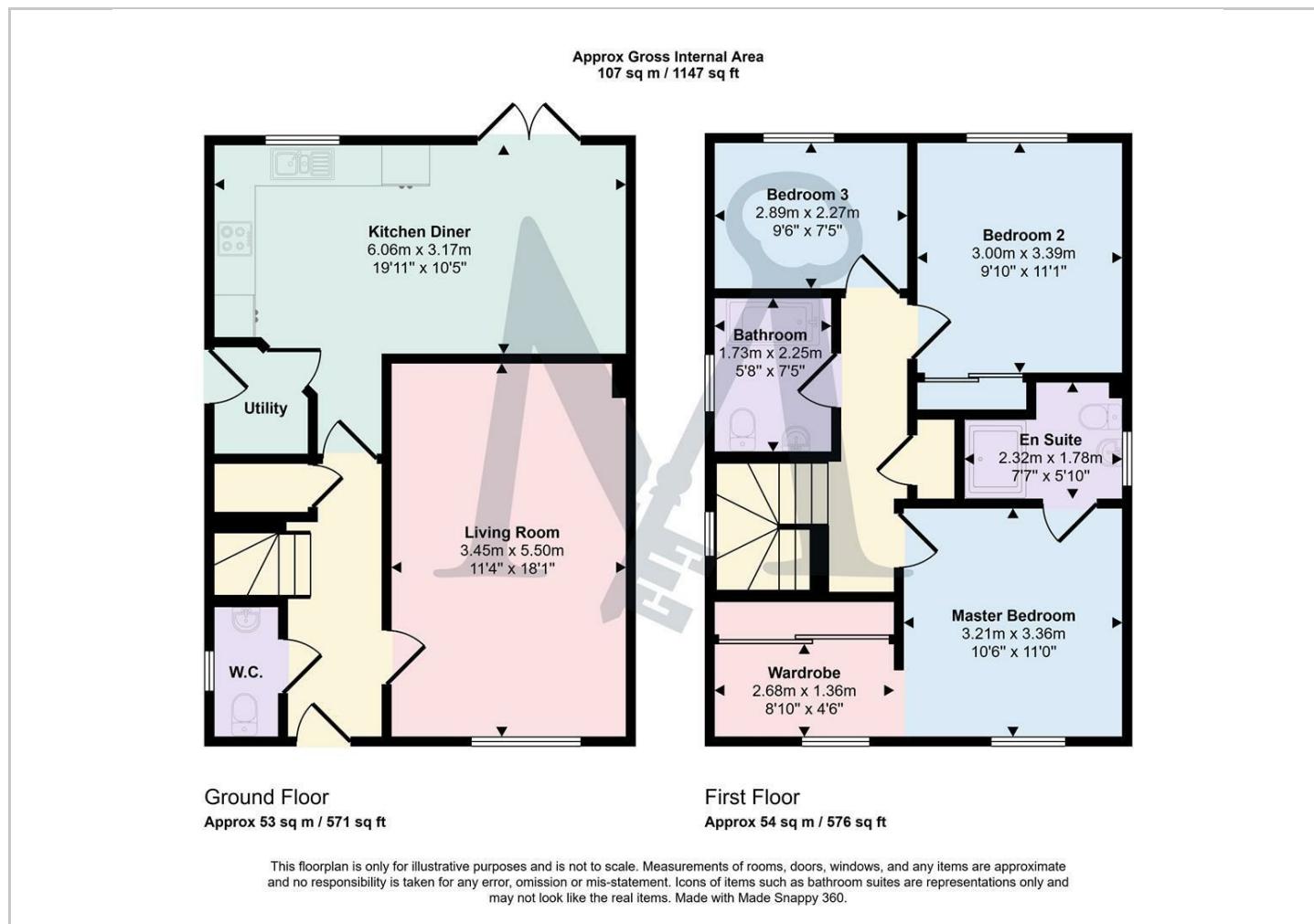




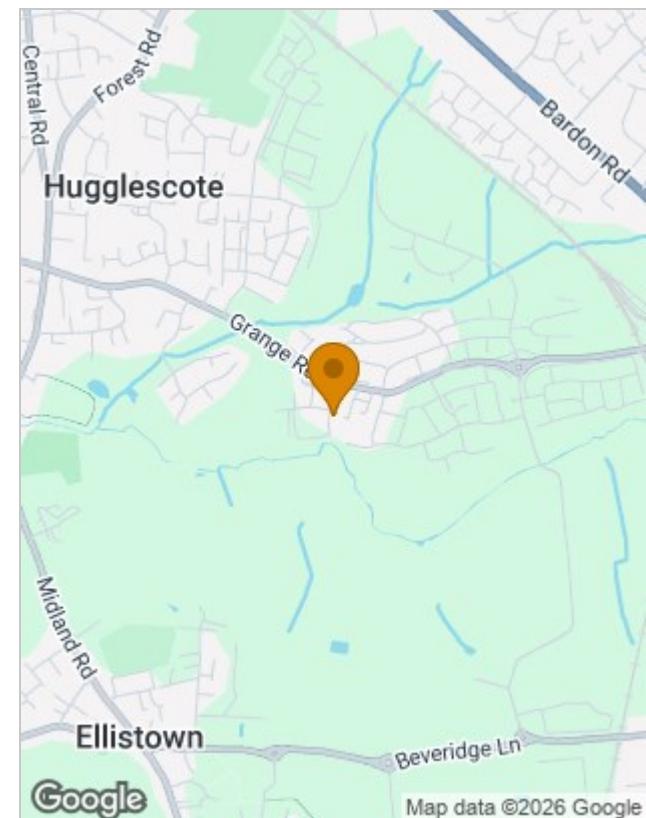




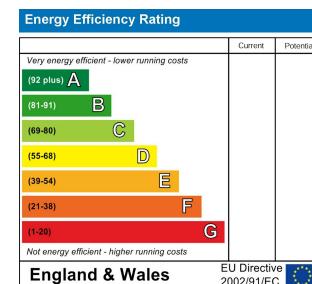
Floor Plans



Location Map



Energy Performance Graph



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.