



Plot 2, The Laurels Main Street,  
Bagworth,  
Coalville, LE67 1DN



£690,000

### GENERAL

A five bedroomed smart home incorporating cutting edge technology on large plot with country views. The Laurels is a development of seven environmentally sustainable houses on a secure gated development. The houses have been designed to be ultra energy efficient and are predicted to be EPC A rated. The contemporary bold styling of the houses is striking. There will be superb light filled living spaces with wonderful open plan kitchens, high quality bathrooms and a luxurious master bedroom suite in each unit. All the houses will have underfloor heating creating a flexible and comfortable living environment. Outside there will be a landscaped gardens with country views, an electric car point and single garage



## THE TECHNOLOGY

The houses are packed with the latest technologies which include:

- Solar Panels
- Electricity Storage
- Grenton Smart System
- Security Cameras and Alarm System
- Underfloor Heating on both the ground and first floors
- Air Source Pump by Bosch
- Air exchange System
- Sound System
- Electric Car Charger

Optional extras include:

- Home Cinema
- Electric Window Blinds controlled from the Smart System

## THE HEATING

Heating is provided by a 'Bosch' air source heat pump with underfloor heating to both the ground and first floors controlled by individual room thermostats. To create a comfortable home environment, there is an air handling system whereby you can adjust ventilation intensity and air temperature. There are additional functions to facilitate control of all ventilation processes and reduce electricity consumption.

## LOCATION

In the village of Bagworth there are a range of amenities including a community centre which hosts numerous events and clubs. There are some lovely walks in the area in Bagworth Heath Country Park and around the nearby Thornton reservoir. Bagworth is well located for access to the motorway network via junction 22 on the M1 and commuting to Leicester, Nottingham and Derby.

## THE HOUSE

The accommodation with measurements extracted from the architects plans are briefly as follows.

### RECEPTION HALL & CLOAKROOM

### LIVING AREA

21'1" x 11'1"

### DINING AREA

17'7" x 13'8"

### KITCHEN AREA

13'9" x 9'10"

### UTILITY ROOM

### FIRST FLOOR

### BEDROOM ONE

11'4" x 9'10"

### EN-SUITE

### BEDROOM TWO

16'6" x 10'1"

### EN-SUITE

### BEDROOM THREE

13'9" x 9'7"

### BEDROOM FOUR

13'9" x 9'11"

### BEDROOM FIVE

10'10" x 10'5"

### BATHROOM

### THE GARDEN

There will be a landscaped garden with large terrace adjoining the house. Some additional land has been included to make a very impressive plot. The vendor is also including an additional area of paddock land.

### OUTSIDE

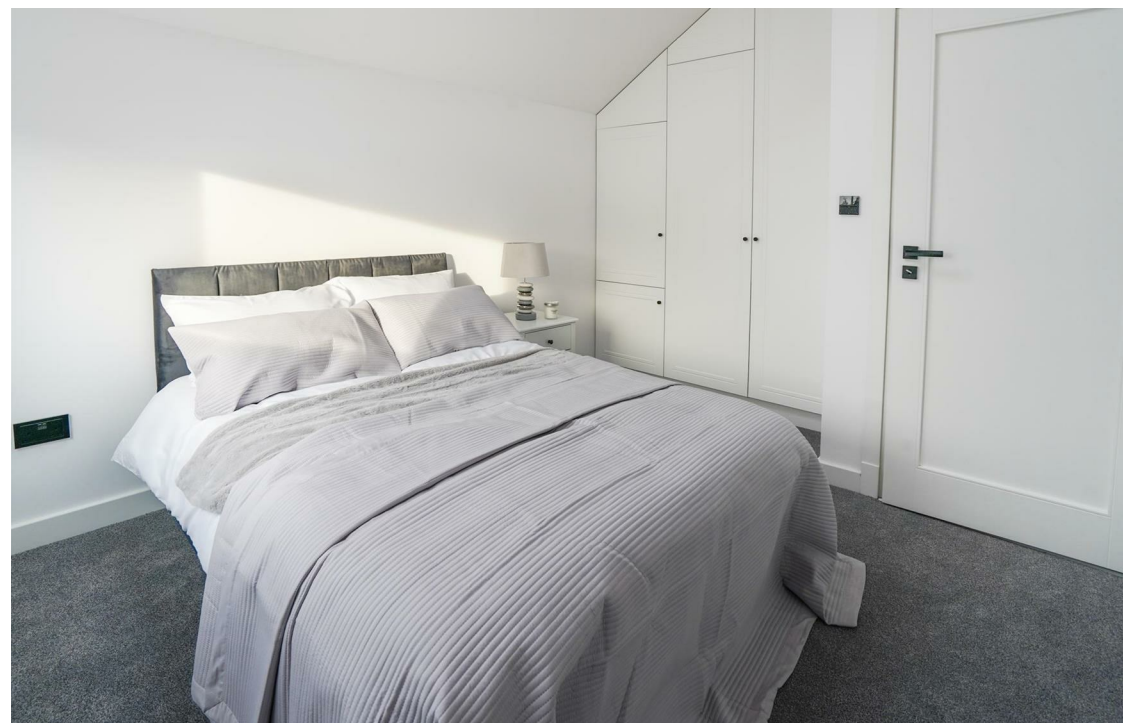
Plot 2 is accessed through electric security gates with a drive leading to the single garage.

### IMPORTANT NOTE

The access drive and common areas will be maintained by a management company and the costs shared by the residents. Photos are from the show home.



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





Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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