



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





£675,000

GENERAL

A five bedroomed smart home incorporating cutting edge technology. 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. In the Showhouse (Plot 1) there will be a Home Cinema system with sophisticated surround sound. The bedrooms are all doubles and have high ceilings giving a real feeling of space. All the houses will have underfloor heating creating a flexible and comfortable living environment. Outside there will be a landscaped garden south facing garden and electric car point.



WHAT IS AN ULTRA ENERGY-EFFICIENT HOUSE

Home buyers have begun to pay much more attention to the costs of not only the house purchase itself, but also to the subsequent operations of running the home. A house that is well-designed and built with energy-efficiency in mind will naturally out-perform its peers. An ultra energy-efficient home sets the bar at the highest level of energy efficiency, without compromising performance.

Whilst home energy-efficiency is currently a hot topic due to fears around energy security and reliance on global commodity market pricing, minimizing energy consumption and using renewable energy sources to meet your home energy needs also makes sense long-term from an ecological and environmental perspective too.

A Passive Home can use 85% -90% less energy than a typical dwelling, while providing the homeowners with comfort. An ultra energy-efficient home seeks to go even further

How do you do that?

Insulation

The thermal insulation of the external walls, determined by the heat transfer coefficient of the partition U [W / m²K], determines how much heat is transferred through 1 m² of the surface in 1 second with the temperature difference on both sides equal to 1 °C. The demand for thermal energy in buildings is expressed by the so-called seasonal heat demand coefficient (EA). In standard houses, EA is approx. 120 kWh / m² a year, while the seasonal heat demand in energy-efficient houses ranges from 15 kWh / m² a year - 70 kWh / m² a year. The lowest coefficient is reflective of passive homes and zero-energy homes - An ultra energy-efficiency homes seek zero-energy as its target

In addition to insulating walls, ceilings and roofs, adding triple-glazing as standard lets you see how escape of air (and therefore heat) can be substantially reduced.

Heating

Ground-source or air-source heat pumps are vital - they operate in much the same fashion as a refrigerator (which warm/ ambient room air and chills the insider of the fridge) but in reverse. Furthermore, the same "air-exchange" system can be used for both heating during the winter and cooling during the summer! So, essentially ambient cooling without the cost of air-conditioning- how much would you have wanted that during the summer of 2022?

Solar

And "what about those cold winter nights" I hear you say - well the provision of solar power provides that final additional piece of the jigsaw to help overcome those wintery days and nights, and also to help "power" the air-exchange system throughout the rest of the year

So why aim for energy-efficiency, when with good planning and design, you can have a home with ultra energy-efficiency?

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.

THE HOUSE

The house has been finished to an exceptional standard. There is engineered oak boarded floors throughout the principal living spaces and luxurious carpets in the bedrooms. The accommodation with measurements extracted from the architects plans are briefly as follows.

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.

RECEPTION HALL & CLOAKROOM

An impressive introduction to the house with with an oak boarded floor and staircase with contemporary glass balustrade rising to the first floor.

LIVING AREA

21'1" x 11'1"

A wonderful open plan living space which is flooded with light through the large South facing windows. In the living area there is a sophisticated cinema system with projector, speakers and screen. French doors open onto the deck and garden.

DINING AREA

17'7" x 13'8"

French doors opening onto the deck.

KITCHEN AREA

13'9" x 9'10"

The kitchen areas is fitted with a stylish range of base and wall cabinets with soft closing doors and polished quartz worktops. There is a breakfast bar and integrated appliance included two blue tooth Samsung ovens, an induction hob, dishwasher and American style fridge.

STUDY

15'8" x 12'5"

A flexible room which would make a great home office or snug.

UTILITY

ON THE FIRST FLOOR

The oak staircase with glass balustrade rises to the first floor galleried Landing.

GALLERIED LANDING

Oak boarded floor and doors to the bedrooms.

BEDROOM ONE

11'4" x 9'10"

A wonderful room with a large window almost filling the gable and French doors opening onto the BALCONY

EN-SUITE

A luxurious en suite with double shower enclosure with rainfall and handheld shower attachments. There is a washbowl on vanity unit with electric shaver point over and low flush lavatory.

BEDROOM TWO

16'6" x 10'1"

Another light room with full height ceiling and large window

EN-SUITE

Shower enclosure with rainfall and handheld shower attachments. There is a wash hand basin and low flush lavatory.

BEDROOM THREE

13'9" x 9'7"

BEDROOM FOUR

13'9" x 9'11"

BEDROOM FIVE

10'10" x 10'5"

BATHROOM

Suite comprising a panelled bath with shower over, wash hand basin and low flush lavatory

THE GARDEN

There will be a landscaped garden with large deck adjoining the house.

OUTSIDE

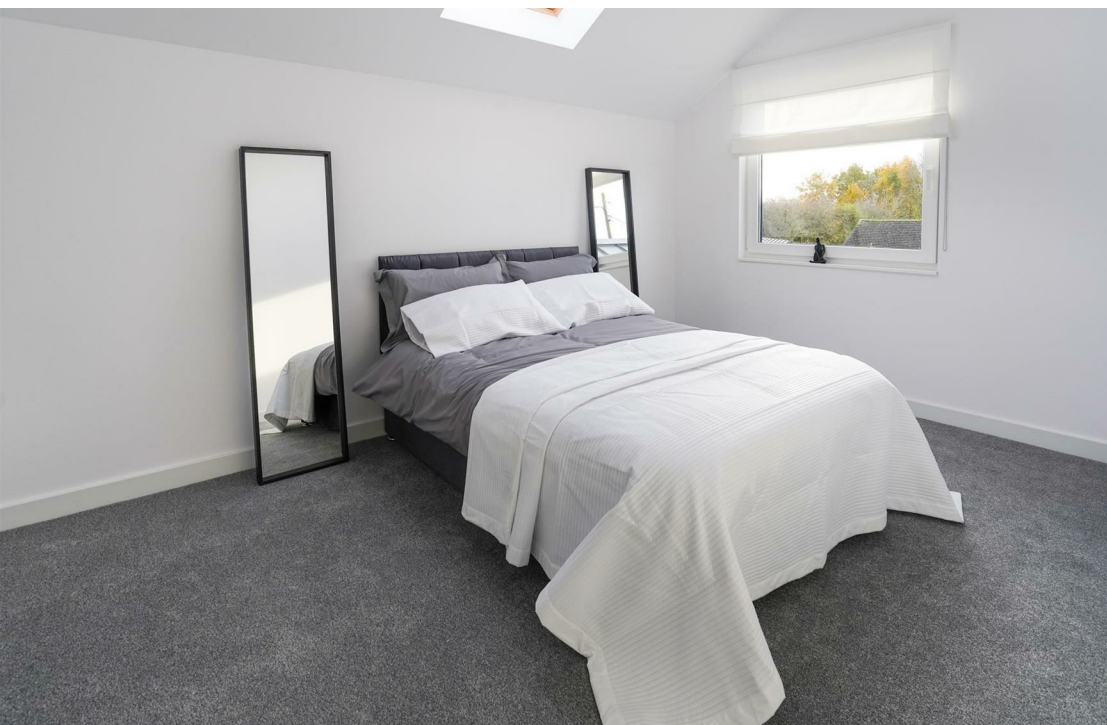
The Laurels is accessed through electric security gates. The access drive and common areas will be maintained by a management company and the costs shared by the residents.

SINGLE GARAGE

To the side of the house a drive with electric car charger leads to the SINGLE GARAGE.







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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