



## Plot 7 Snibston Mill, Chiswell Drive, Coalville, LE67 3JX

NEW BUILD - OFFERED WITH A 5% DEPOSIT CONTRIBUTION

We are delighted to offer this brand new THREE bedroom semi detached property to the market, which is situated on the much favoured location of Snibston Mill, North West Leicestershire. The property internally comprises of entrance hallway, lounge, kitchen dining room with french doors leading to an enclosed rear garden, utility room, downstairs WC, three bedrooms with bedroom one having an ensuite and a family bathrooms. Externally the property comprises of a driveway and a rear enclosed garden. The property will have a 10 year NHBC warranty.

Show home photos

**Price £259,995**

# Plot 7 Snibston Mill, Chiswell Drive

, Coalville, LE67 3JX



- BRAND NEW PROPERTY
- POPULAR LOCATION
- SALES HUB OPEN THURSDAY - MONDAY
- THREE BEDROOMS
- TWO BATHROOMS
- SPACIOUS LOUNGE
- 10 YEAR NHBC

FRONT ELEVATION

ENTRANCE HALLWAY

DOWNSTAIRS WC/CLOAKS

LOUNGE

18'3" x 14'2" (5.57 x 4.34)

KITCHEN DINING AREA

10'3" x 8'0" - 10'3" x 6'2" (3.14 x 2.46

- 3.14 x 1.89)

STAIRS AND LANDING

BEDROOM ONE

10'3" x 9'5" (3.14 x 2.88)

EN SUITE

BEDROOM TWO

12'0" x 8'0" (3.66 x 2.44 )

BEDROOM THREE

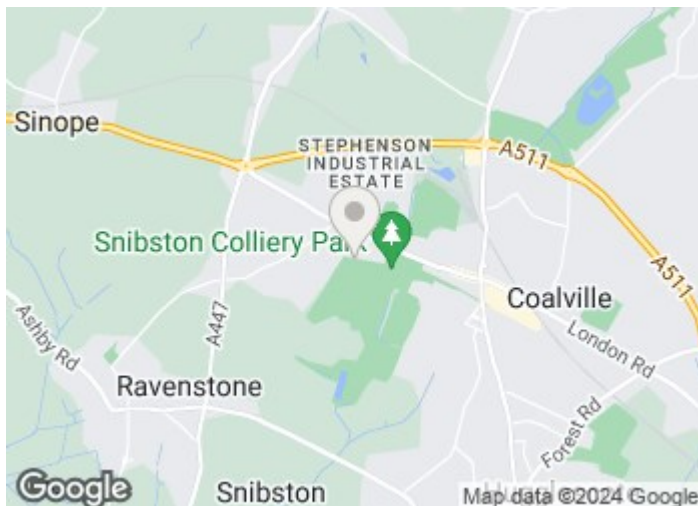
8'3" x 6'7" (2.54 x 2.02)

BATHROOM

5'10" x 6'1" (1.80 x 1.87 )

DRIVEWAY FOR TWO VEHICLES

REAR ENCLOSED GARDEN



Directions

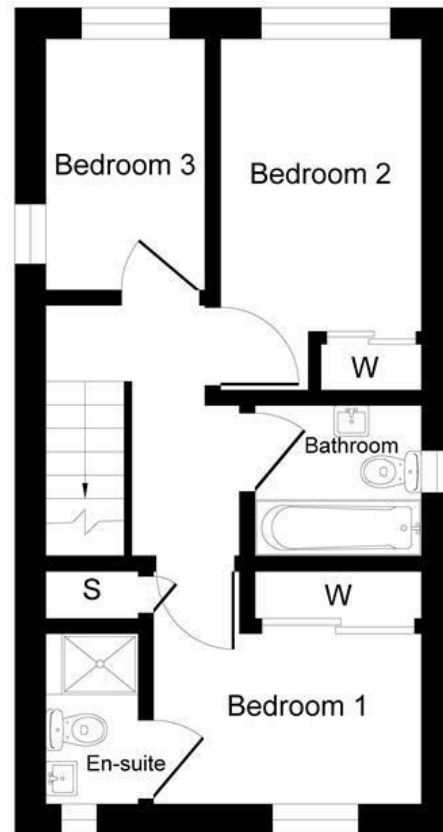




## Snibston Mill LE67 3JX



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC