



Plot 30 Snibston Mill, Coalville, LE67 3JX

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 £277,995

Plot 30 Snibston Mill

, Coalville, LE67 3JX



- BRAND NEW SEMI DETACHED HOME
- POPULAR LOCATION
- VIEWING ADVISED
- KITCHEN/DINER WITH FRENCH DOORS TO REAR GARDEN
- TEN YEAR NHBC WARRANTY
- DRIVEWAY
- CALL TODAY

FRONT ELEVATION

BEDROOM TWO

ENTRANCE HALLWAY

9'10" x 8'11" (3.01 x 2.72)

LOUNGE

BEDROOM THREE

15'10" x 12'5" (4.84 x 3.79)

11'2" x 6'3" (3.42 x 1.92)

KITCHEN/DINING ROOM

FAMILY BATHROOM

11'2" x 8'0" - 11'2" x 7'5" (3.42 x 2.45)

DRIVEWAY

- 3.42 x 2.28)

REAR ENCLOSED GARDEN

UTILITY ROOM

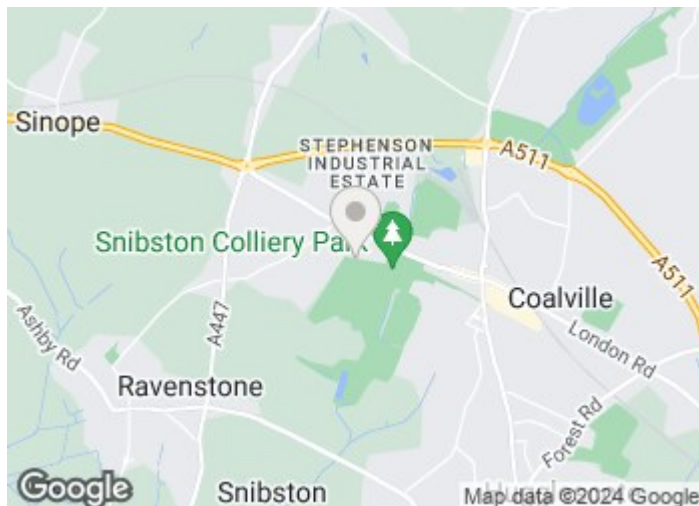
DOWNSTAIRS WC

STAIRS & LANDING

BEDROOM ONE

12'4" x 12'5" (3.77 x 3.79)

EN SUITE



Directions



Floor Plan



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 ₂) Rating		
	Current	Potential		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC