



Plot 6 Snibston Mill, Coalville, LE67 3JX

We are delighted to offer this brand new THREE bedroom 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.

Marketing images

Price £316,995

Plot 6 Snibston Mill

, Coalville, LE67 3JX



- BRAND NEW THREE BEDROOMS DETACHED
- DRIVEWAY
- POPULAR LOCATION
- READY TO MOVE IN SUMMER 2024
- KITCHEN/DINER WITH FRENCH DOORS TO REAR GARDEN
- CALL TODAY
- SOLAR PANELS
- VIEWING ADVISED
- TEN YEAR NHBC WARRANTY

FRONT ELEVATION

ENTRANCE HALLWAY

DOWNSTAIRS WC

LOUNGE

15'10" x 9'11" (4.83 x 3.03)

KITCHEN/DINING ROOM

11'2" x 8'11", 11'2" x 9'11" (3.41 x 2.74, 3.41 x 3.03)

UTILITY ROOM

BEDROOM ONE

11'11" x 11'6" (3.65 x 3.53)

EN SUITE

BEDROOM TWO

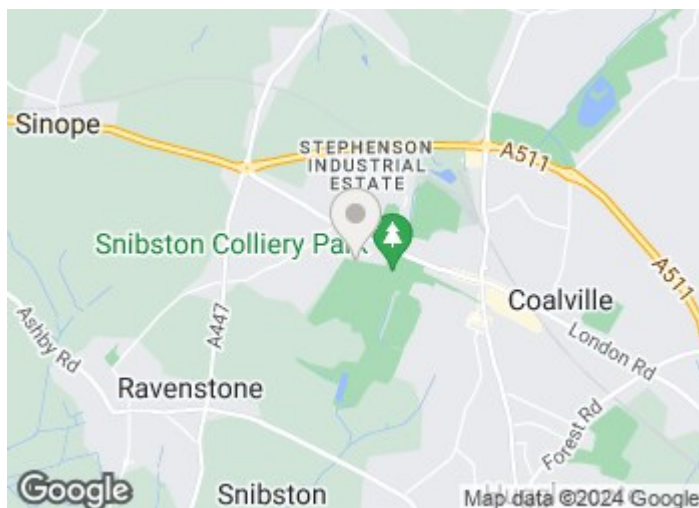
11'4" x 11'2" (3.47 x 3.42)

BEDROOM THREE

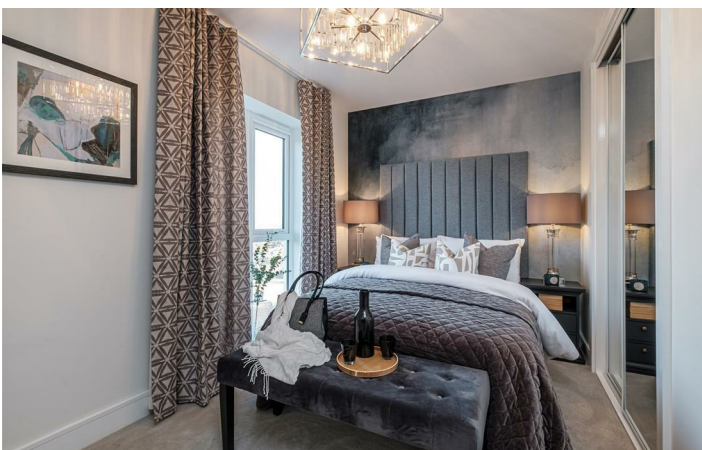
11'4" x 7'4" (3.47 x 2.25)

FAMILY BATHROOM

ENCLOSED REAR GARDEN



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