



MAYNARD
ESTATES



Illustrative Street Scene from Bakewell Street

£70,000

Land Adj 96 Bakewell Street , Coalville, LE67 3BA

PLANNING PERMISSION GRANTED for the erection of a THREE DOUBLE BEDROOM, three storey DETACHED PROPERTY. An INNOVATIVE DESIGN by local architect David Granger incorporating a large OPEN PLAN LIVING KITCHEN DINER along with a ground floor W/C and SEPARATE STUDY.

The first floor offers two double bedrooms sharing a family bathroom whilst the second floor offers a MASTER SUITE with double bedrooms and a convenient en-suite shower room. Externally there is a SUNLIT GARDEN to the rear along with a driveway providing OFF ROAD PARKING.

RESERVED MATTERS HAVE BEEN APPROVED in relation to the materials and landscaping and all pre-commencement details have been satisfied for the BUILD TO BEGIN IMMEDIATELY. BUILDING REGULATIONS APPLIED FOR, SAP CALCULATIONS and STRUCTURAL ENGINEER'S REPORT COMPLETED and available on request.

PLANNING REF NO. 21/01561/REM

Link to planning portal: <https://plans.nwleics.gov.uk/public-access/search.do?action=simple&searchType=Application>

- Planning Permission Approved
- SAP Calculations & Engineer's Report
- Three Double Bedroom Detached
- Three Storey Detached Dwelling
- Designed By David Granger Architects
- Building Regulations Applied For
- Approved Reserved Matters
- Top Floor Master Bedroom Suite
- Ready To Build Immediately
- Fantastic Unique Design Build





Proposed Front Elevation



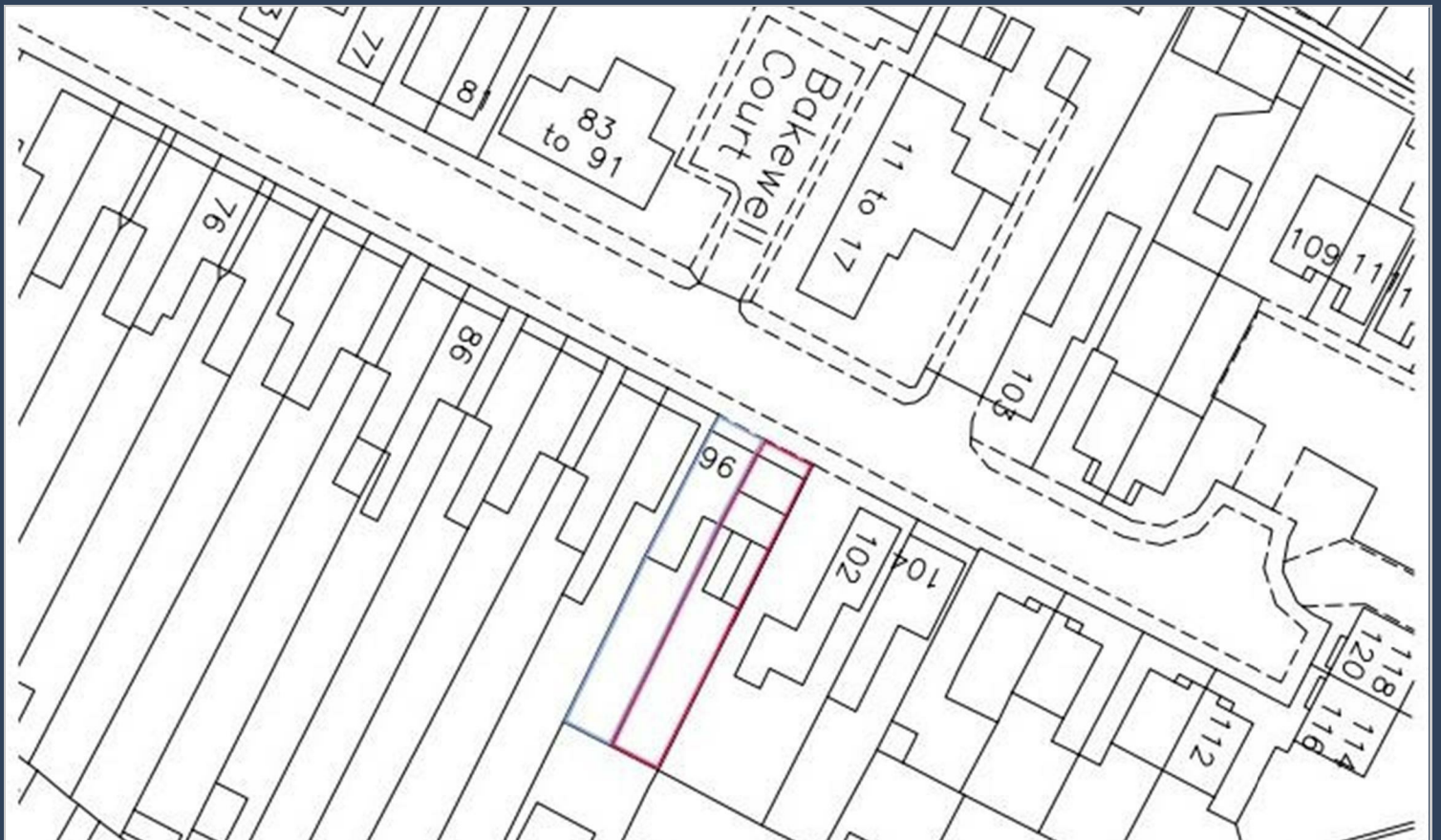
Proposed Rear Elevation



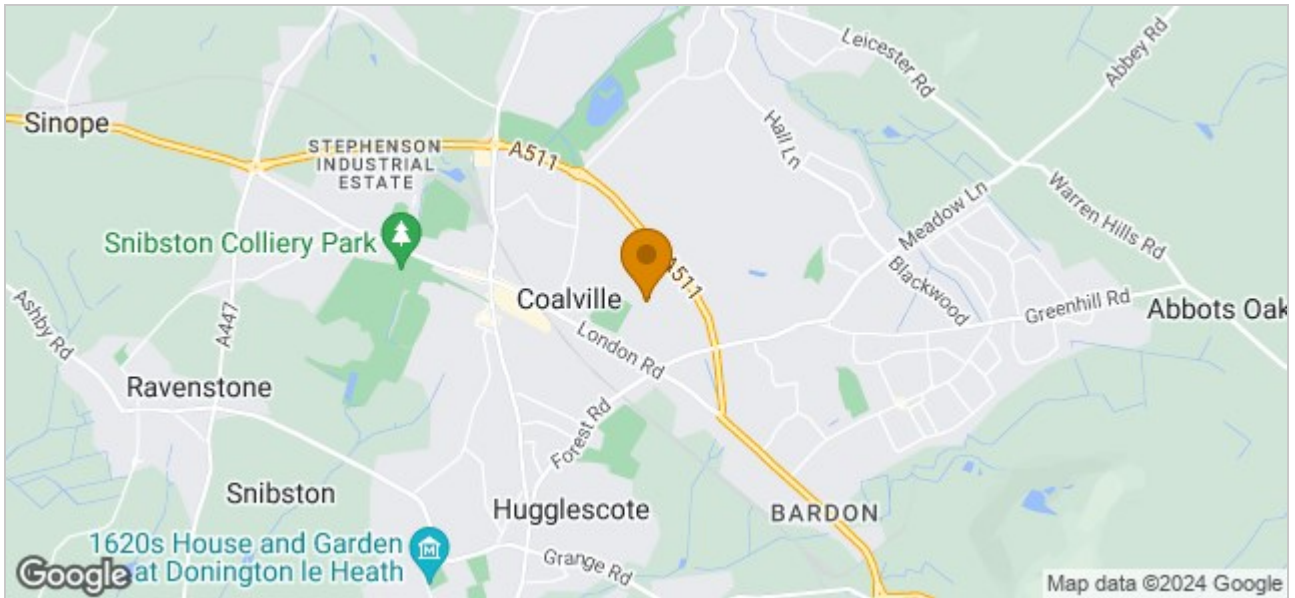
Proposed Part Side Elevation



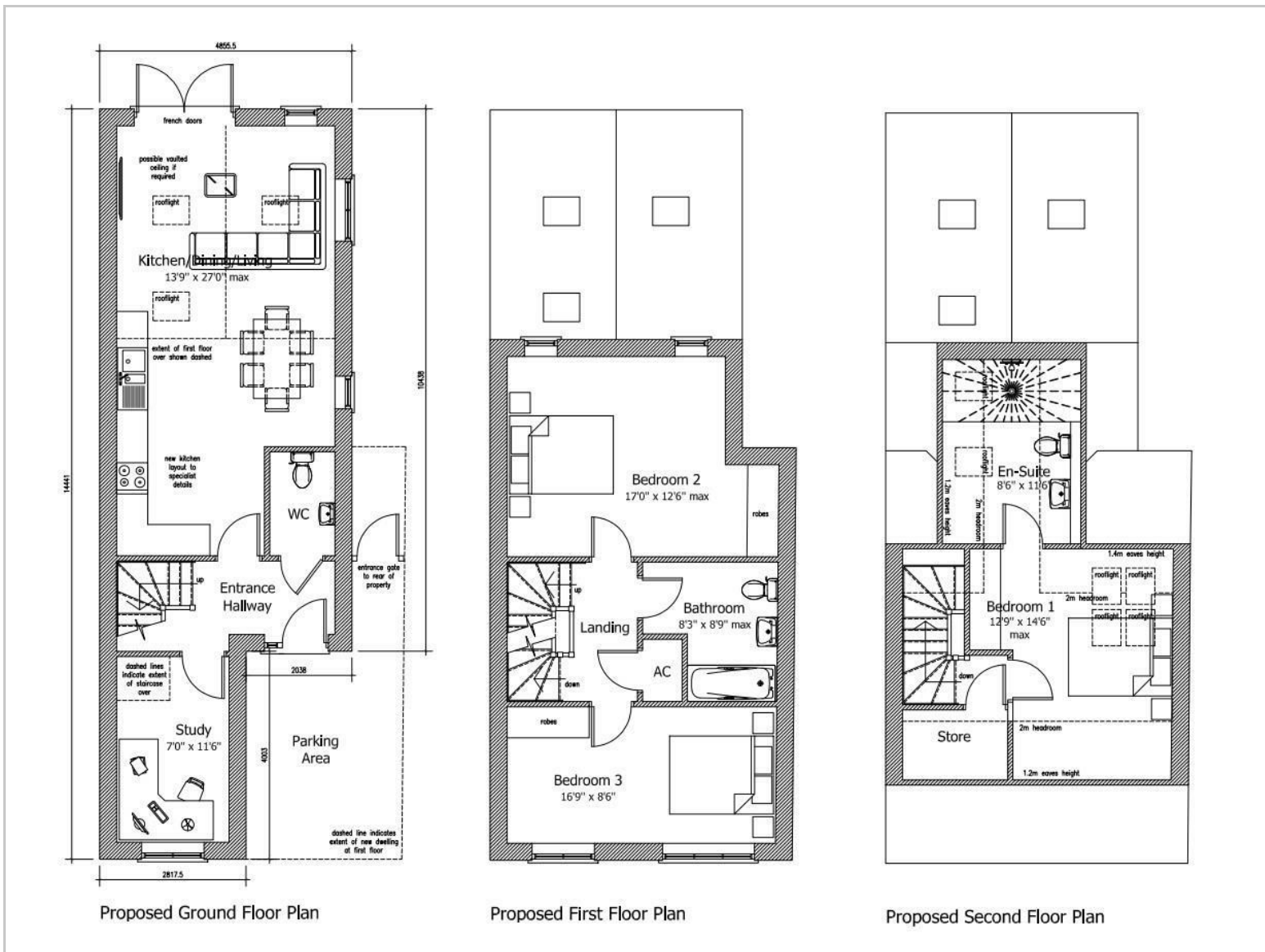
Proposed Side Elevation



Area Map



Floor Plan



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