



MAYNARD  
ESTATES



## Plots 1 & 2 Station Road, Coalville, LE67 1BN

£350,000

Nearly finished & READY FOR SEPTEMBER move in, don't miss out!

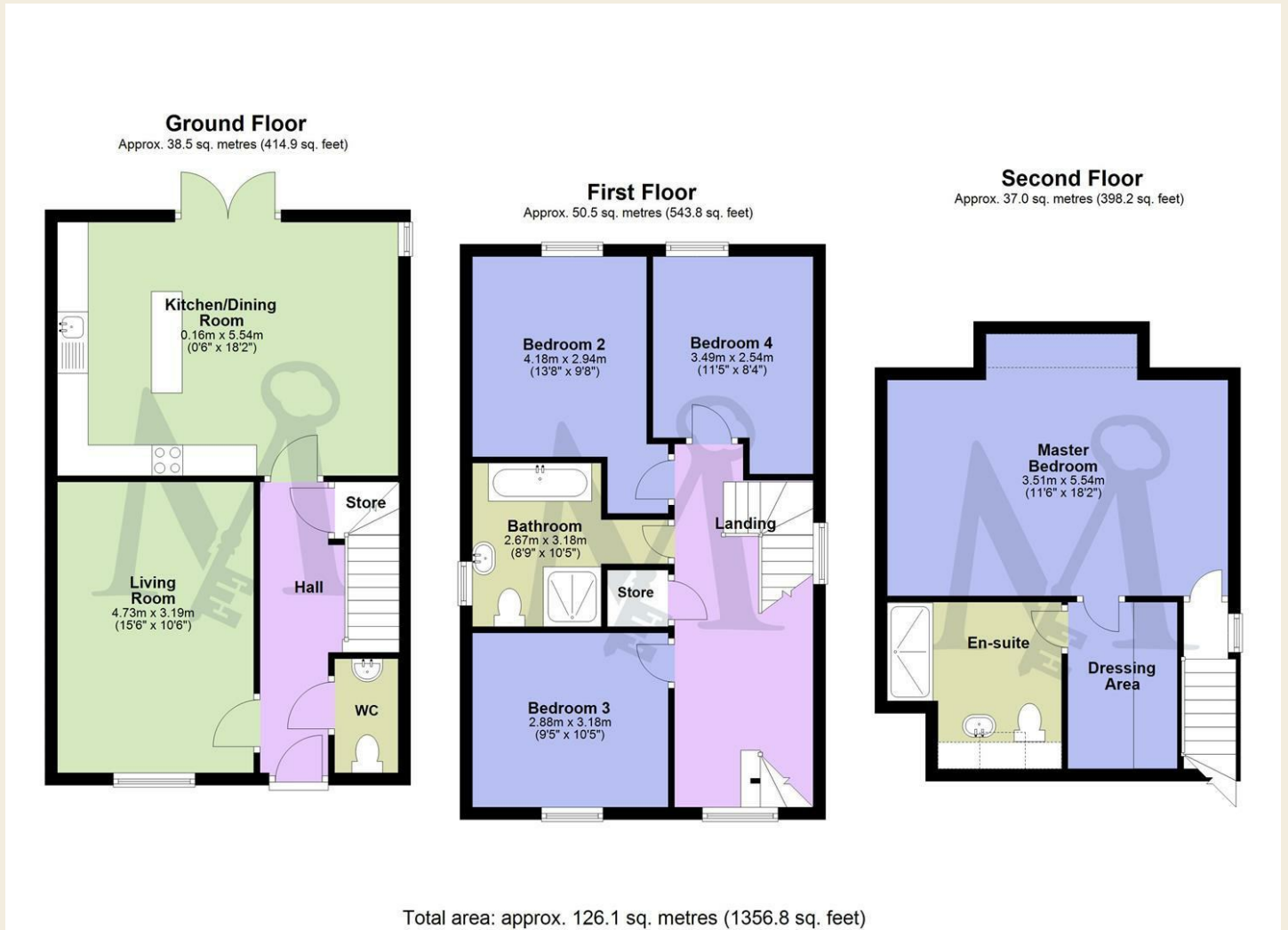
Introducing this NEW DEVELOPMENT within BAGWORTH VILLAGE built by local FAMILY BUILDERS LEVISON ROSE HOMES, this BRAND NEW, DETACHED, FOUR BEDROOMS HOME offers EXTENSIVE and MODERN ACCOMMODATION OVER THREE FLOORS with ZONED UNDERFLOOR HEATING. This home is a MUST-SEE property with all that it has to offer with a 10 YEAR STRUCTURAL WARRANTY.

This STUNNING home features a large OPEN-PLAN KITCHEN DINER/FAMILY ROOM with French doors leading out onto the LANDSCAPED rear garden which create a continuous flow. The kitchen benefits from a range of integrated appliances; including oven and grill, induction hob, fridge-freezer, and dishwasher.

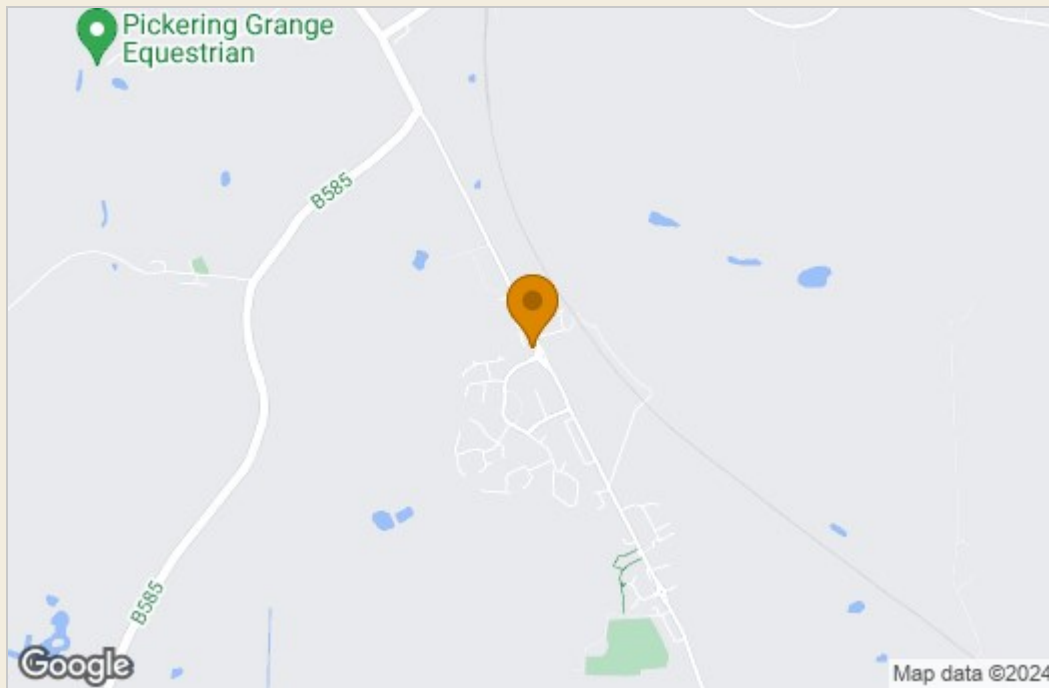
This stunning open plan space promotes casual dining and conversation, along with dedicated areas which create a seamless flow, PERFECT FOR HOSTING GATHERINGS or enjoying family time. A WC off a welcoming entrance hall adds convenience and functionality to the home. The SPACIOUS LIVING ROOM is situated to the front of the property which offers AMPLE SPACE for freestanding furniture providing a wonderful space for relaxation.



## Floor Plan



## Area Map



## Energy Efficiency Graph

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

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