



The Leicester Grange Meadows, Coalville, LE67 2NB

£334,995





# Brief Description

£334,995

Placed in the charming Grange Meadows development in Hugglescote. This EXQUISITE detached house is a BRAND NEW BUILD by Cadeby Homes in 2025.

This property boasts three well-proportioned bedrooms on the first floor, with the master featuring a contemporary EN-SUITE and dressing room, ensuring comfort and privacy. The ground floor welcomes you with a spacious entrance hall leading to a convenient GROUND FLOOR WC.

The heart of the home is undoubtedly the EXPANSIVE open-plan kitchen diner, which is fully integrated and customisable, complete with French doors that open onto a BEAUTIFULLY laid lawn and paved patio in the rear garden. A separate UTILITY ROOM provides additional practicality with space and plumbing for a washing machine and dryer.

One of the standout features of is the opportunity to personalise your new home. With the choice of various kitchen designs and flooring options, allowing you to create a home that truly reflects your taste and lifestyle. The Leicester design also offers the potential to convert the master bedroom dressing area into a fourth bedroom if preferred.

The INNOVATIVE Ground Source Heating System and underfloor heating on the ground floor ensure a warm and energy-efficient environment throughout the year. The development is complemented by the newly established Greenstone PRIMARY SCHOOL, conveniently within walking distance, making it an ideal location for families.

While this small development offers a SENSE OF COMMUNITY, it also provides lovely walks and PLEASANT OUTLOOKS. Buyers can take advantage of VARIOUS INCENTIVES, including part exchange options and assistance with stamp duty and other moving costs to suit your individual needs.

The location offers great access routes, making commuting and travel straightforward, while also being close to local amenities that enhance everyday living. This is a RARE OPPORTUNITY to acquire a modern home in a green scenic location.

PLEASE NOTE: OTHER PROPERTY TYPES ALSO AVAILABLE



### ON THE GROUND FLOOR

- Entrance Hall
- Ground Floor WC
- Living Room 11'4" x 18'1" (3.45m x 5.51m)
- Open Plan Kitchen Diner 19'11" x 10'5" (6.07m x 3.18m)
- Utility Room

### ON THE FIRST FLOOR

- Landing
- Master Bedroom 10'6" x 11'0" (3.20m x 3.35m)
- Dressing Room 8'10" x 4'6" (2.69m x 1.37m)
- En Suite 7'7" x 5'10" (2.31m x 1.78m)



Bedroom 2	9'10" x 11'1" (3.00m x 3.38m)
Bedroom 3	9'6" x 7'5" (2.90m x 2.26m)
Family Bathroom	5'8" x 7'5" (1.73m x 2.26m)

#### ON THE OUTSIDE

- Rear Garden
- Small Front Garden
- Driveway
- Single Garage

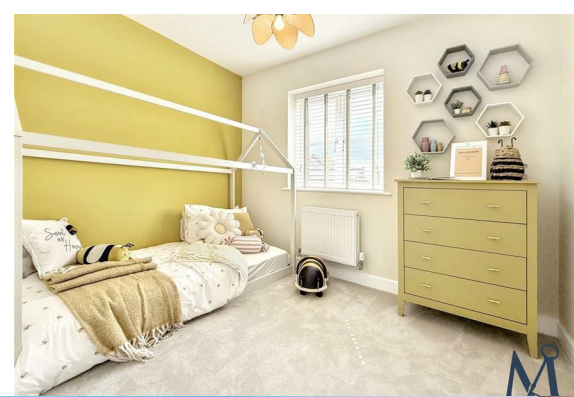
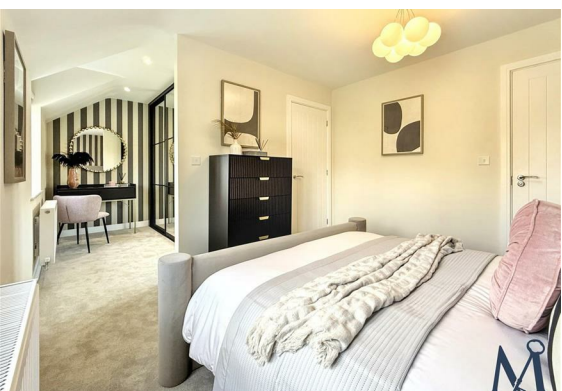
#### NOTE TO BUYER

## Key Features

- 2025 BRAND NEW Detached Home
- En-Suite & Dressing Room To Master
- Ground Floor Under Floor Heating
- Choice Of Fixtures & Fittings
- Large Driveway & Single Garage
- Innovative Ground Source Heating System
- Developer Incentives Available
- Walking Distance To New Primary School
- Open Plan Fully Fitted Kitchen Diner
- Great Access Routes, Amenities & Countryside Living











## KEY

- The Lancaster**  
 2 Bedroom Home  
 Plots 8, 9, 10, 35 & 36

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- The Dalia**  
 3 Bedroom Home  
 Plots 7, 11, 19, 20, 56 & 57

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- The Derby**  
 3 Bedroom Home  
 Plots 26, 27, 48, 49, 72 & 73

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- The Durham**  
 3 Bedroom Home  
 Plots 12, 29, 32, 50, 60, 63 & 69

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- The Leicester**  
 3 Bedroom Home  
 Plots 13, 17, 22, 24, 25, 28, 41, 43, 52, 61, 62, 66, 77, 78 & 80

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- The Salisbury**  
 4 Bedroom Home  
 Plots 15, 16, 18, 21, 38, 39, 42, 51, 64, 65, 74, 76 & 79

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- The York**  
 4 Bedroom Home  
 Plots 33, 34, 40, 45, 53, 54, 55, 58, 59, 68, 70 & 71

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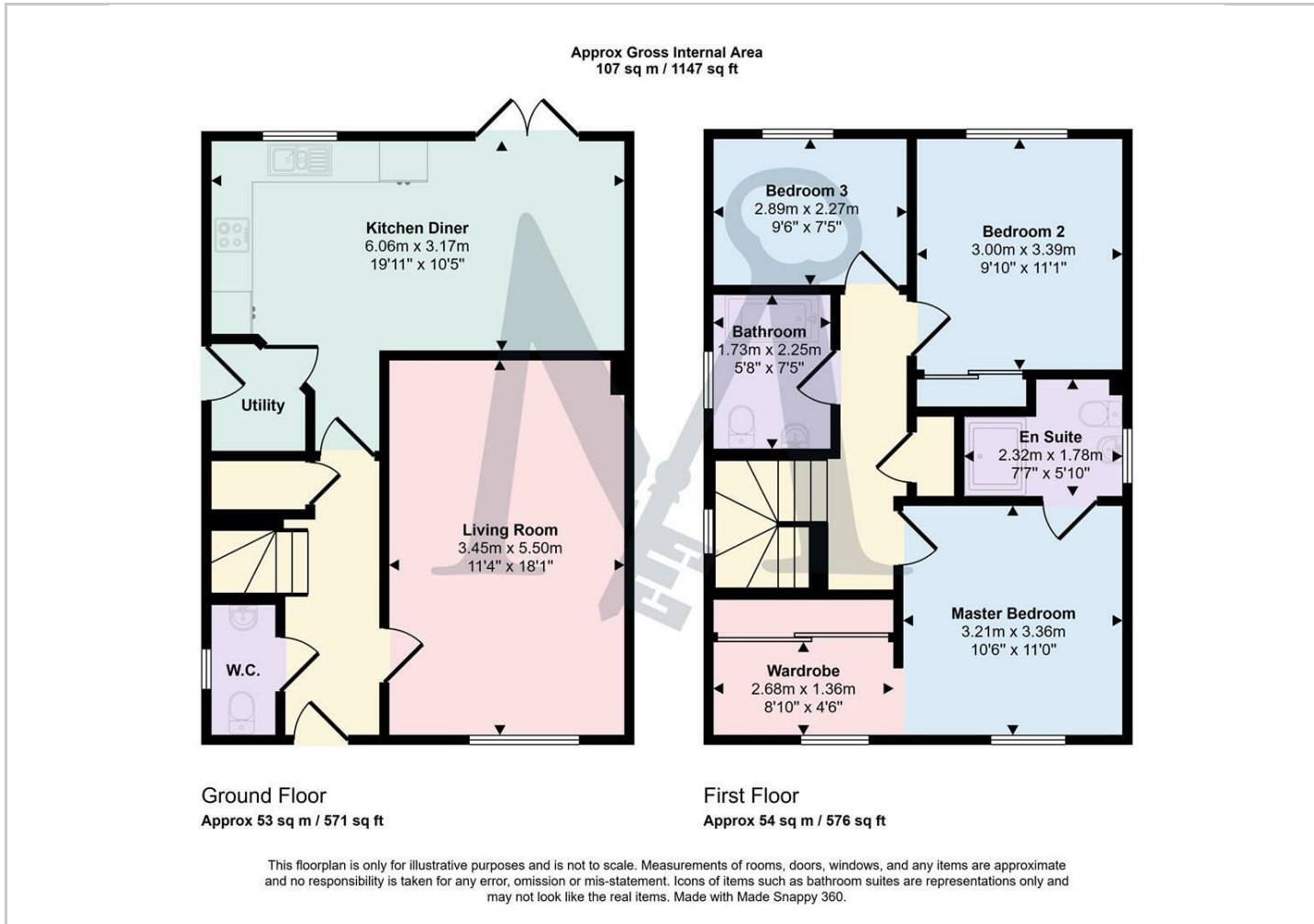
- The Chichester**  
 4 Bedroom Home  
 Plots 14, 23, 37, 44, 67 & 75

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- The Canterbury**  
 4 Bedroom Home  
 with integral garage  
 Plots 30, 31, 46 & 47



## Floor Plans



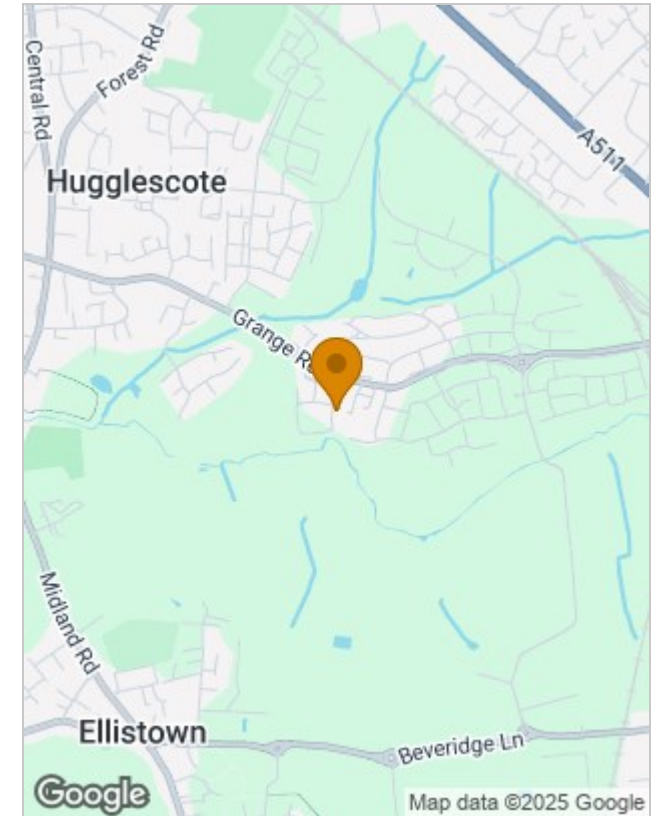
## Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

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