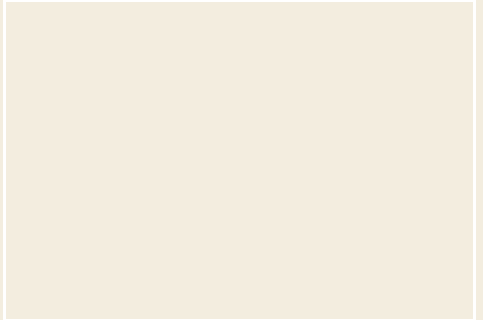
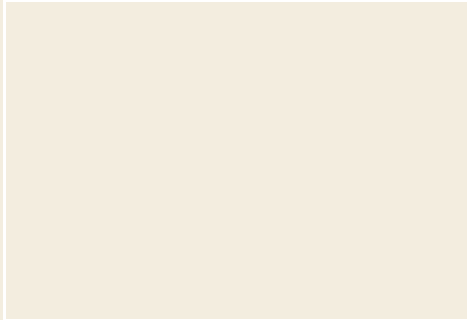




The York Grange Meadows, Coalville, LE67 2NB

£400,000

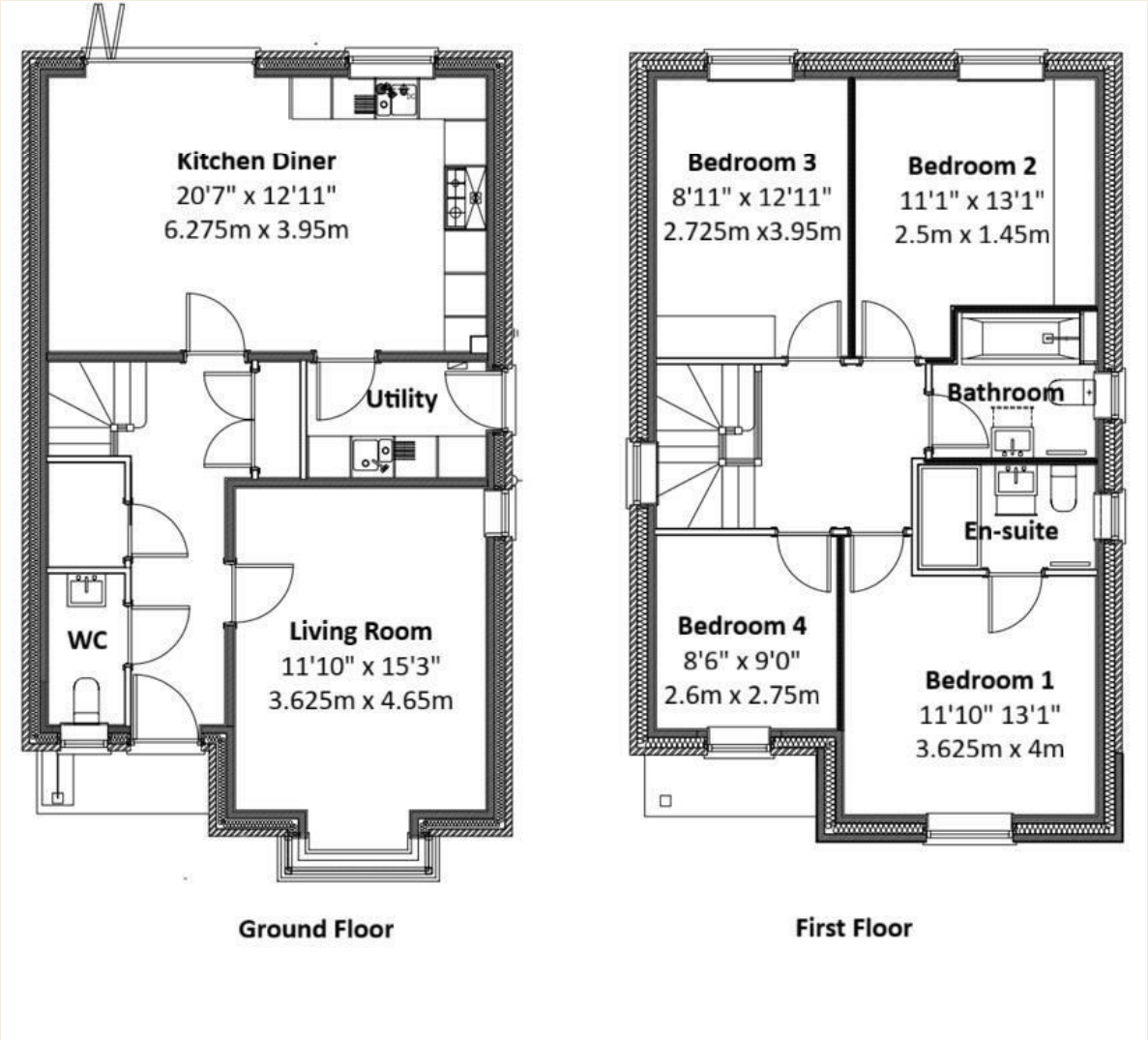
Placed in the charming Grange Meadows development in Hugglescote. This EXQUISITE detached house is a BRAND NEW BUILD by Cadeby Homes in 2025.

Welcomed with its INVITING ENTRANCE HALL with multiple, HANDY STORAGE cupboards and a convenient ground floor WC. A spacious dual aspect, BAY FRONTED FRONT LOUNGE provides the ideal living space. Then A STUNNING OPEN PLAN FULLY FITTED KITCHEN DINER overlooks and opens onto the homes rear garden via BI-FOLD DOORS with further dual aspect windows. A handy SEPARATE UTILITY ROOM with space and plumbing for further appliances with additional rear access concludes the accommodation on the ground floor.

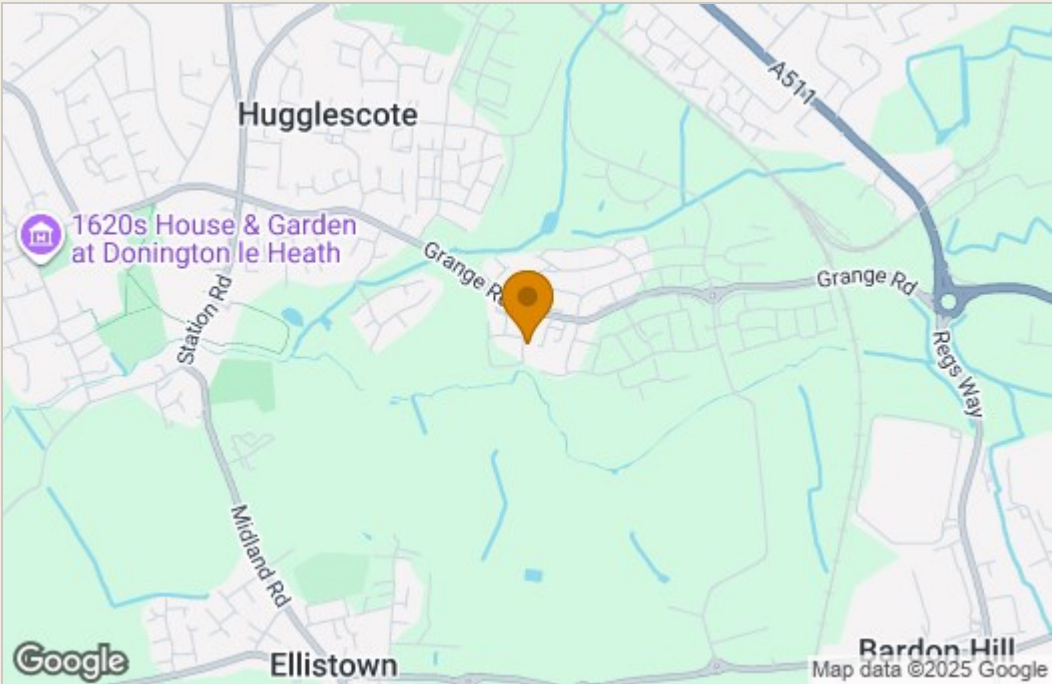
Stairs rise to a SPACIOUS FIRST FLOOR LANDING with all rooms leading off. The master bedroom has access to a STUNNING THREE-PIECE EN-SUITE shower room. A fantastic CONTEMPORARY FAMILY BATHROOM SUITE serves the remaining three double bedrooms.

Externally the property continues to impress with a LARGE REAR GARDEN PLOT. The front garden is landscaped whilst a LARGE TARMAC DRIVEWAY offers parking for multiple vehicles leading to a LARGE DETACHED SINGLE GARAGE.

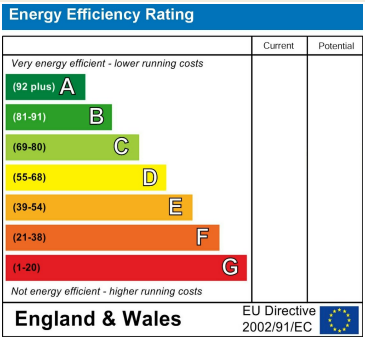
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.