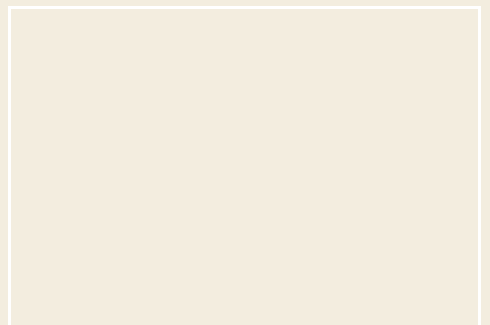
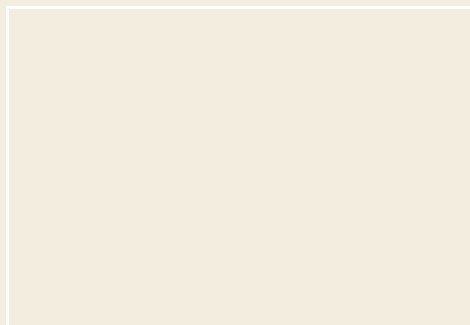




## The Derby Grange Meadows, Coalville, LE67 2NB

**£290,000**

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

"The Derby" is a fantastic three double bedroom semi-detached house with detached garage and driveway. The home has the option of an en-suite or dressing room off the master bedroom along with a beautiful four piece family bathroom on the home's impressive first floor.

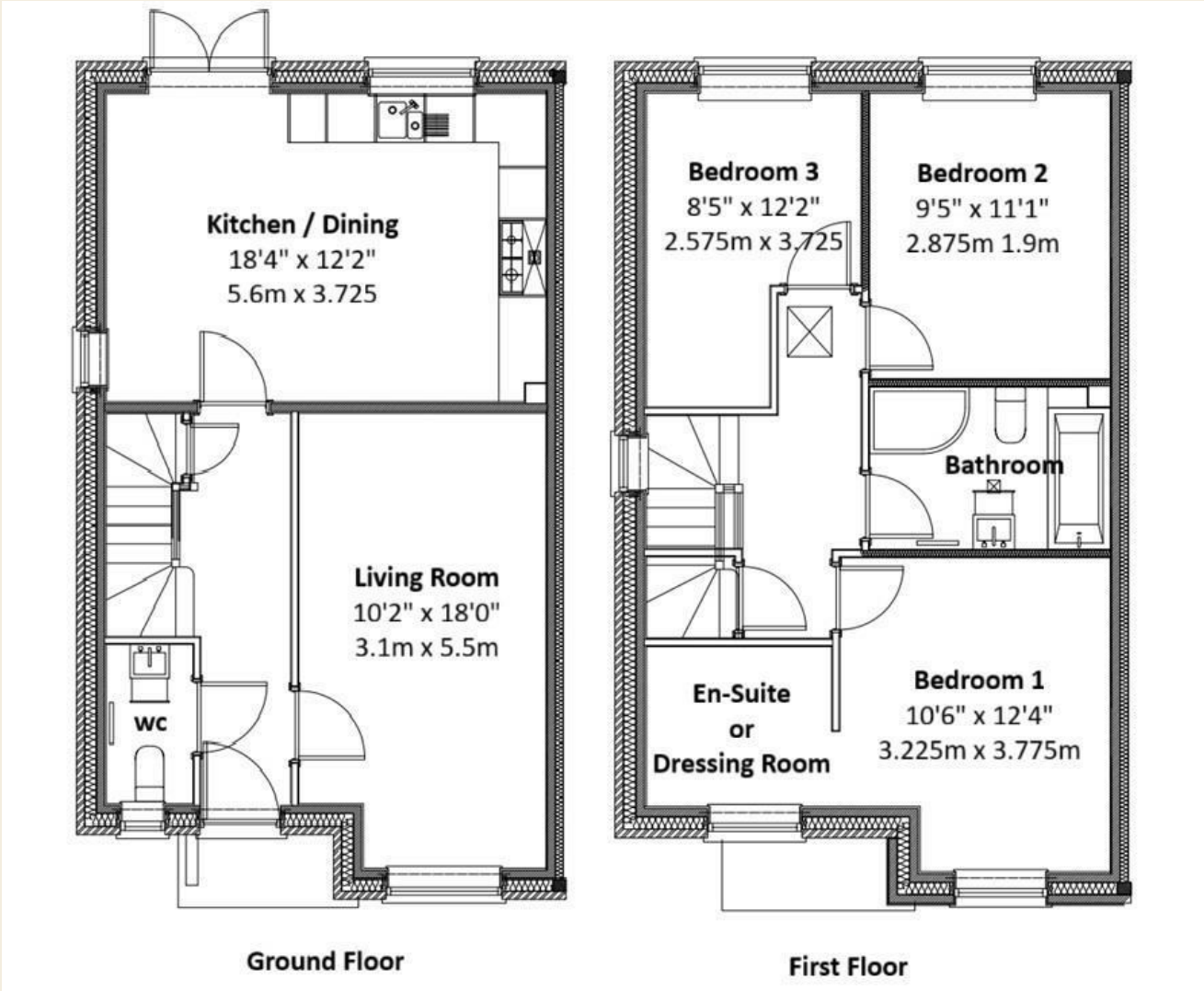
The ground floor benefits from an inviting hall with built-in storage and access to a convenient ground floor WC. A modern open plan kitchen diner is fitted with integrated appliances whilst a bay-fronted living room provides the ideal space to relax and unwind.

The sun-lit rear garden plots provide a fantastic outside space for all the family.

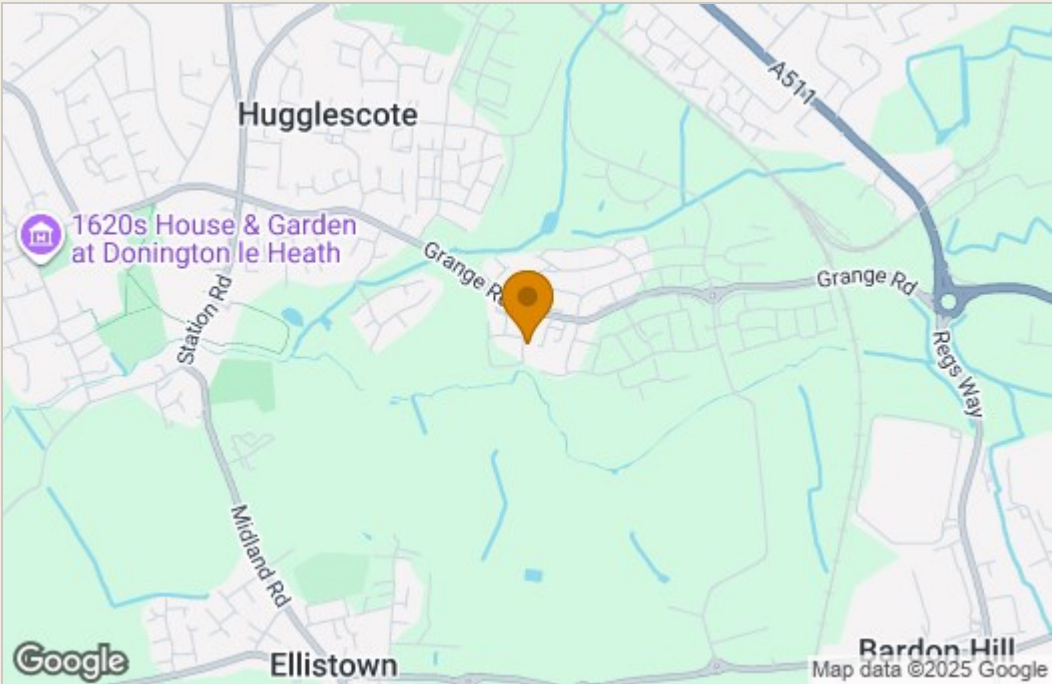
Available and ready to move before Christmas with incentives available for early reservation which include stamp duty contributions, market value part exchange and flooring included.



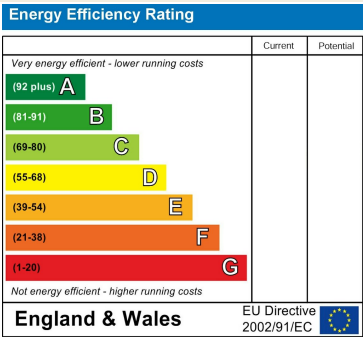
Floor Plan



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.