



The Canterbury Grange Meadows, Coalville, LE67 2NB

£419,995





Brief Description

** Move In Before Christmas 2025 **

"The Canterbury" is a substantial FOUR DOUBLE BEDROOM detached home with a large master bedroom benefitting from a stylish en-suite along with separate dressing room area.

The ground floor boasts a spacious living room along with a wonderful open plan living, kitchen diner with fully integrated appliances and bi-fold door which overlook and open onto the homes lovely sun-lit south facing rear garden plot. A separate utility room along with a convenient ground floor WC add to the home practical design.

In addition to the home benefiting from large bedrooms on the first floor, a beautiful and stylish four piece family bathroom completes the homes wonderful and substantial internal accommodation

The double width, block paved driveway is another practical feature, providing side by side off road parking and leads to the homes sizeable integral garage.

Placed in the charming Grange Meadows development in Hugglescote. This EXQUISITE detached house is a BRAND NEW BUILD by Cadeby Homes and is ready to move into now.

The INNOVATIVE Ground Source Heating System and underfloor heating on the ground floor ensures 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 ARE ALSO AVAILABLE

£419,995



ON THE GROUND FLOOR

Entrance Hall	
Downstairs WC	2'10" x 5'10" (0.87 x 1.78)
Living Room	11'2" x 20'4" (3.41 x 6.21)
Open Plan Kitchen Living Diner	29'5" x 14'5" (8.97 x 4.41)
Utility Room	8'8" x 5'1" (2.65 x 1.55)

ON THE FIRST FLOOR

Landing	
Master Bedroom	11'10" x 15'1" (3.61 x 4.62)
En Suite	8'3" x 3'8" (2.53 x 1.14)
Dressing Room	6'8" x 6'2" (2.05 x 1.90)







Bedroom Two	101'4" x 15'4" (30.9 x 4.68)
Bedroom Three	10'8" x 11'3" (3.26 x 3.45)
Bedroom Four	9'11" x 10'7" (3.04 x 3.23)
Family Bathroom	8'0" x 6'8" (2.44 x 2.05)

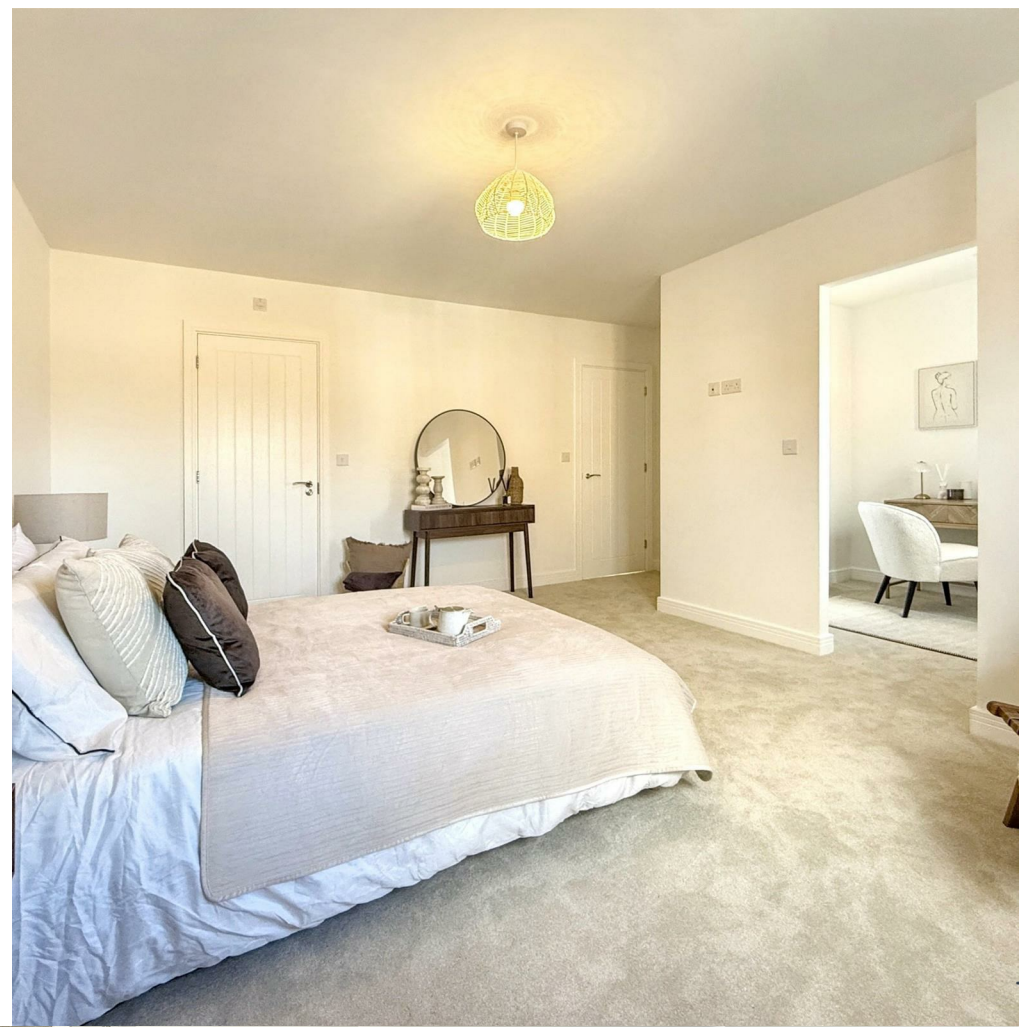
ON THE OUTSIDE

Rear Garden	
Front Garden	
Driveway	
Integral Garage	9'8" x 19'11" (2.95 x 6.08)

Key Features

- Available Now / Move In Before Christmas
- Four Large Double Bedrooms
- Substantial Live'in Kitchen Diner
- Integral Single Garage
- Four Piece Family Bathroom
- Stamp Duty Paid Incentives
- Dressing Room & En-Suite To Master
- Double Width Driveway Parking
- South Facing Rear Garden Plot
- Virtual Property Tour Available







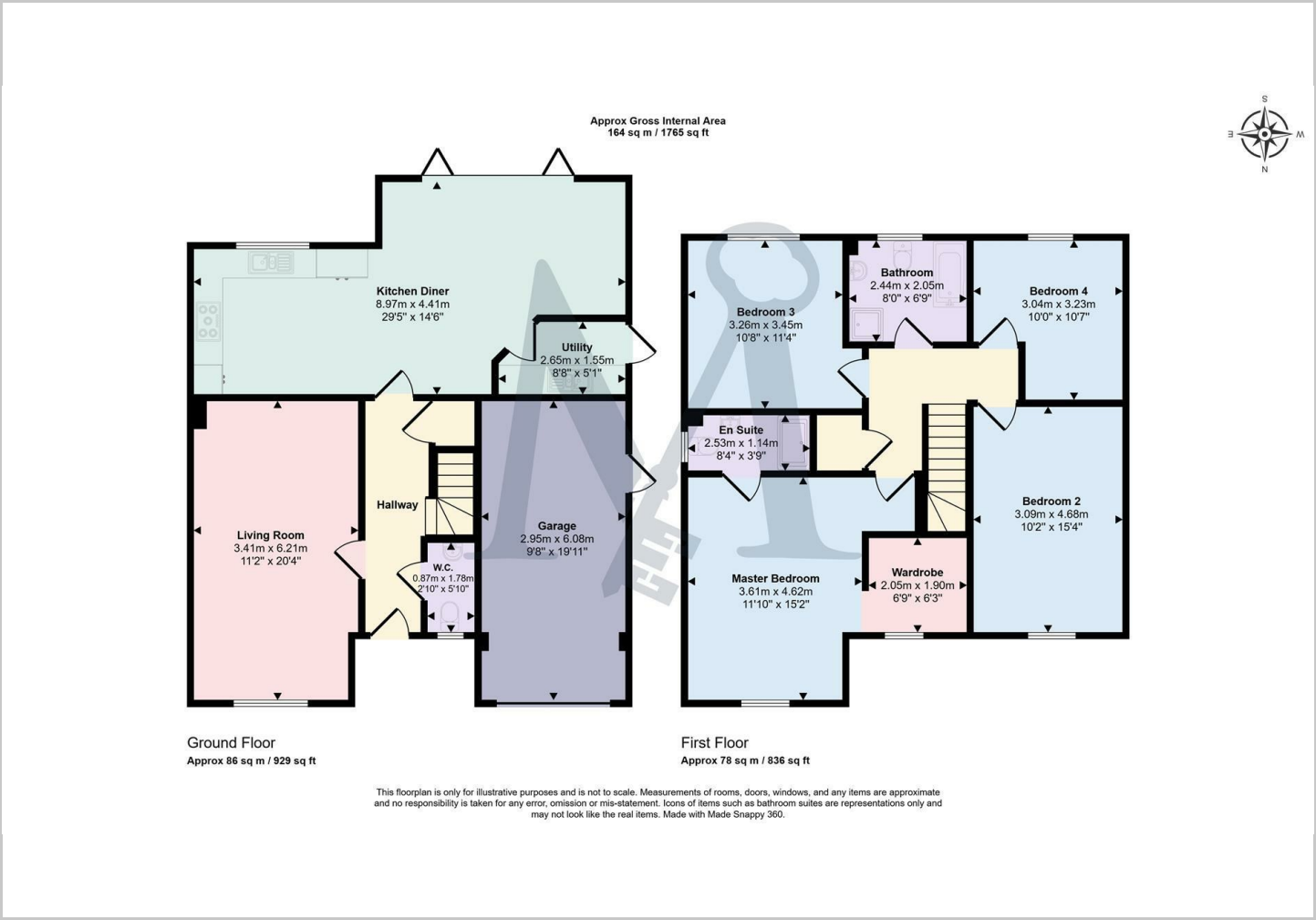




KEY

	The Lancaster 2 Bedroom Home Plots 8, 9, 10, 35 & 36
	The Dalia 3 Bedroom Home Plots 7, 11, 19, 20, 56 & 57
	The Derby 3 Bedroom Home Plots 26, 27, 48, 49, 72 & 73
	The Durham 3 Bedroom Home Plots 12, 29, 32, 50, 60, 63 & 69
	The Leicester 3 Bedroom Home Plots 13, 17, 22, 24, 25, 28, 41, 43, 52, 61, 62, 66, 77, 78 & 80
	The Salisbury 4 Bedroom Home Plots 15, 16, 18, 21, 38, 39, 42, 51, 64, 65, 74, 76 & 79
	The York 4 Bedroom Home Plots 33, 34, 40, 45, 53, 54, 55, 58, 59, 68, 70 & 71
	The Chichester 4 Bedroom Home Plots 14, 23, 37, 44, 67 & 75
	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		
England & Wales		EU Directive 2002/91/EC