



Snibston Mill Coalville

Chiswell Drive, Coalville,
Leicestershire LE67 3JX

2, 3, 4 & 5 bed homes available.



There's no place like your home.

When we set about building our homes, we always begin with the same four principles in mind – sustainability, flexible living, height and light, and community.

These principles are brought to life through thoughtful design, and with all of them combined, they create a home that enhances and benefits your lifestyle.



Building more than just homes.



Community matters.



Enjoy your surroundings.

"Community" can mean different things to different people. For us it means bringing people together and connecting our developments with the wider local area, so we never build homes in the middle of nowhere. Public services, schools, jobs, shopping, restaurants, parks and the countryside are always within reach so you never feel like you're stuck in the sticks.



Why Snibston Mill?

Located just a mile from the High Street, and on the borders of Snibston Colliery Park, these new sustainable homes have everything you could need on your doorstep.

Enjoy the local outdoor green spaces, or why not take a short trip into town for all your essentials or catch up with friends over a coffee.





The Edwena

1,021 sq. ft.

- Open plan kitchen/dining room with French doors to the rear garden
- Separate living room with flexible living option available^
- Utility cupboard to hallway
- Main bedroom with en-suite and built-in wardrobes
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels*

*Please refer to working drawings for exact locations.

Bedrooms

3

Bathrooms

2

Property type

Detached

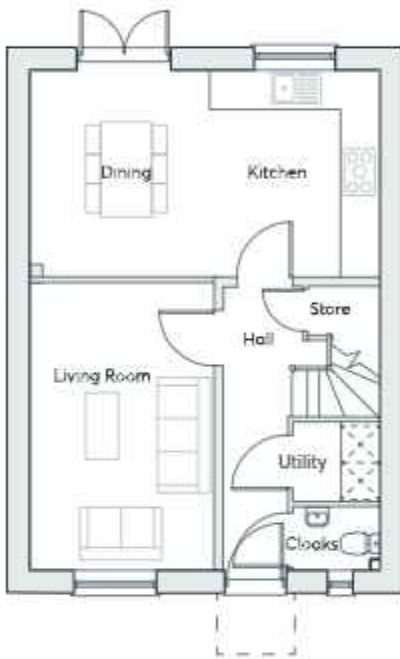
Find this home on the site plan



[View virtual tour](#)

The Edwena

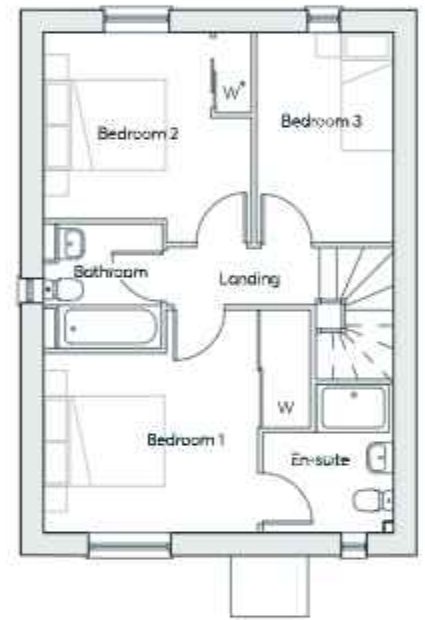
Ground Floor



Ground Floor
(Alternate option)



First Floor



*Optional wardrobe at an additional cost

Ground Floor

Dining	3.41m x 3.03m	11'2" x 9'11"
Kitchen	3.41m x 2.74m	11'2" x 9'0"
Living	4.83m x 3.03m	15'10" x 9'11"
Utility	1.30m x 1.43m	4'3" x 4'8"
WC	1.03m x 1.43m	3'4" x 4'8"

First Floor

Bedroom 1	3.65m x 3.53m	12'0" x 11'7"
En-suite	2.41m x 2.14m	7'11" x 7'0"
Bedroom 2	3.47m x 3.42m	11'5" x 11'3"
Bedroom 3	3.47m x 2.25m	11'5" x 7'5"
Bathroom	2.05m x 1.93m	6'9" x 6'4"

*Flexible living layout is available on selected plots only and is subject to build stage. Plots will be built as standard layout unless otherwise specified.

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.



The Elwen

934 sq. ft.

- Open plan kitchen/dining room with French doors to the rear garden
- Separate front facing living room
- Utility with access to the rear garden
- Main bedroom with en-suite and built-in wardrobe
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels*

Bedrooms

3

Bathrooms

2

Property type

Detached

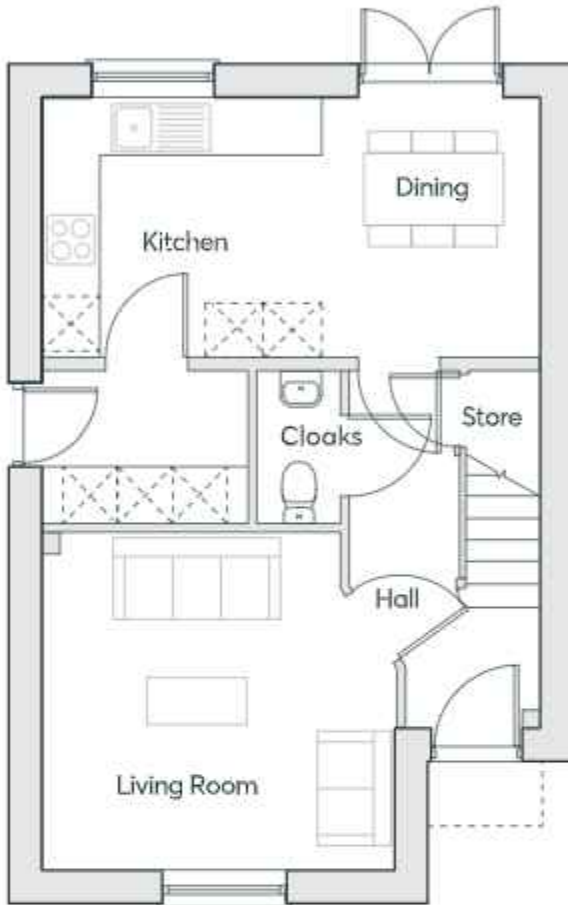
Find this home on the site plan



*Please refer to working drawings for exact locations.

The Elwen

Ground Floor



First Floor



*Optional wardrobe at an additional cost

Ground Floor

Dining	2.82m x 2.40m	9'3" x 7'10"
Kitchen	2.82m x 3.03m	9'3" x 9'11"
Living	3.70m x 3.85m	12'2" x 12'7"
Utility	1.71m x 2.15m	5'7" x 7'1"
WC	1.71m x 1.03m	5'7" x 3'4"

First Floor

Bedroom 1	3.32m x 3.85m	10'11" x 12'7"
En-suite	1.75m x 1.78m	5'9" x 5'10"
Bedroom 2	2.88m x 2.93m	9'5" x 9'7"
Bedroom 3	2.88m x 2.41m	9'5" x 7'11"
Bathroom	2.03m x 1.94m	6'8" x 6'4"

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.



The Houghton

909 sq. ft.

- Front facing living room
- Open plan dining/kitchen with French doors to the garden
- Utility and cloakroom off the kitchen
- Under stairs store
- Main bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels*

*Please refer to working drawings for exact locations.

Bedrooms

3

Bathrooms

2

Property type

Semi-detached

Find this home on the site plan



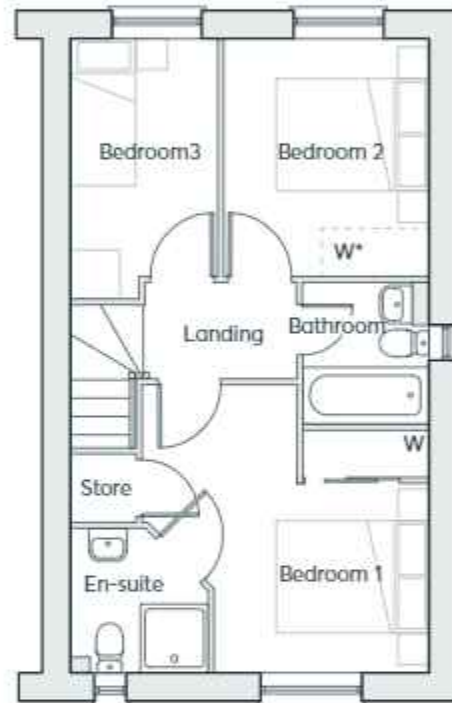
[View virtual tour](#)

The Houghton

Ground Floor



First Floor



*Optional wardrobe at an additional cost. Plot specific window to plot 63 only.

Ground Floor

Dining	3.42m x 2.28m	11'2" x 7'6"
Kitchen	3.42m x 2.45m	11'2" x 8'0"
Laundry	1.84m x 1.81m	6'0" x 5'11"
Living	4.84m x 3.79m	15'11" x 12'5"
WC	1.02m x 1.81m	3'4" x 5'11"

First Floor

Bedroom 1	3.77m x 3.79m	12'5" x 12'5"
En-suite	1.77m x 1.80m	5'10" x 5'11"
Bedroom 2	3.01m x 2.72m	9'10" x 8'11"
Bedroom 3	3.42m x 1.92m	11'2" x 6'3"
Bathroom	1.97m x 1.70m	6'6" x 5'7"

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.



The Mirin

823 sq. ft.

- Open plan living/dining room and kitchen with French doors to the garden
- Separate living room with study area
- Downstairs cloakroom
- Main bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels*

*Please refer to working drawings for exact locations.

Bedrooms

3

Bathrooms

2

Property type

Semi-detached, terraced

Find this home on the site plan



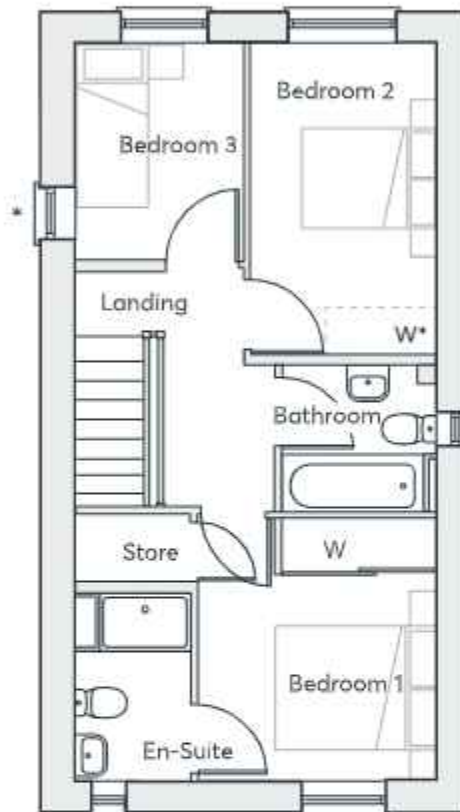
[View virtual tour](#)

The Mirin

Ground Floor



First Floor



*Optional wardrobe at an additional cost. Plot specific window to plot 5 only.

Ground Floor

Dining	3.14m x 1.89m	10'4" x 6'2"
Kitchen	3.14m x 2.46m	10'4" x 8'1"
Living	5.57m x 4.35m	18'3" x 14'3"
WC	1.87m x 1.01m	6'2" x 3'4"

First Floor

Bedroom 1	3.14m x 2.88m	10'4" x 9'5"
En-suite	2.30m x 1.38m	7'7" x 4'6"
Bedroom 2	3.66m x 2.24m	12'0" x 7'4"
Bedroom 3	2.54m x 2.02m	8'4" x 6'8"
Bathroom	1.80m x 1.87m	5'11" x 6'2"

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.

Your site

Make sure to pinch and zoom!

-  The Cuthbert (1535)
5 bedroom home
-  The Moyns (1752)
4 bedroom home
-  The Garnet (1454)
4 bedroom home
-  The Bosco (1370)
4 bedroom home
-  The Barlow (1262)
4 bedroom home
-  The Parts (1371)
4 bedroom home
-  The Bocket (1206)
4 bedroom home
-  The Moors (1154)
3 bedroom home
-  The Edwena (1021)
3 bedroom home
-  The Theo (934)
3 bedroom home
-  The Elwan (934)
3 bedroom home
-  The Webster (922)
3 bedroom home
-  The Kea (922)
3 bedroom home

-  The Houghton (909)
3 bedroom home
-  The Mirin (823)
3 bedroom home
-  The Nina (758)
2 bedroom home
-  Affordable Housing
2 & 3 bedroom homes

BCP - See collection Point
BC - 2 Bedrooms
A - 4 Bedroom Apartments
* - Shared Ownership



Important Notice

This development layout is intended for illustrative purposes only and may change, for example, in response to market demand or special conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified modules permitted by any order made under Property Management Act 1, encompassing a building. Please refer to the Landscapes they available from our Sales Consultant or Selling Agent.



**Mon 10am - 5.30pm / Closed Tues - Wed /
Thurs 11am - 5.30pm / Fri - Sun 10am - 5.30pm**

**Please speak to a member of the Sales Team if you
require this brochure in an alternative format.**

Call: 0330 058 4220

Email: snibstonmill@stmodwenhomes.co.uk

www.stmodwenhomes.co.uk

**St. Modwen Homes, Two Devon Way, Longbridge, Birmingham, B31 2TS
T: 0121 647 1000 E: sales@stmodwenhomes.co.uk**

Contact us



@stmodwenhomes