



MAYNARD  
ESTATES



## Plot 44 Drovers Close, Coalville, LE67 2NB

£475,000

The Chichester is an exquisite BRAND NEW DETACHED house from Cadeby Homes at their Grange Meadows development.

While this small development of only 80 new homes has a SENSE OF COMMUNITY, it also provides lovely walks & PLEASANT OUTLOOKS. Buyers can take advantage of VARIOUS INCENTIVES, including 100% part exchange options and assistance with stamp duty and other moving costs to suit your individual needs.

Upon entering, you are greeted by a SPACIOUS AND INVITING ENTRANCE HALL, featuring a convenient under-stairs storage. The heart of the home is undoubtedly the CONTEMPORARY KITCHEN, which showcases a range of elegant units and a central island breakfast bar. A range of units are available if reservation is early enough and can be customised to the individual buyer's style and requirements.

The GENEROUS LIVING AREA features dual aspect double-glazed windows, including a charming bay window, while a SEPARATE RECEPTION ROOM offers versatility as a home office or playroom. A convenient ground floor WC adds to the practicality of the layout.

Ascending to the first floor, you will find FOUR SPACIOUS DOUBLE BEDROOMS. The master bedroom benefits from a STYLISH EN-SUITE. The FAMILY BATHROOM mirrors this elegance with a four-piece suite.

## ON THE FIRST FLOOR

### Entrance Hall



### Kitchen Diner 13'4" x 22'7" (4.06m x 6.88m)



### Utility Room 5'0" x 8'7" (1.52m x 2.62m)



### Reception Room 9'5" x 8'9" (2.87m x 2.67m)



### Ground Floor WC 5'9" x 3'1" (1.75m x 0.94m)

### Living Room 12'5" x 18'4" (3.78m x 5.59m)



## ON THE FIRST FLOOR

### Landing

### Master Bedroom 12'7" x 15'0" (3.84m x 4.57m)



### En-Suite 6'8" x 5'10" (2.03m x 1.78m)



### Bedroom 2 9'8" x 13'7" (2.95m x 4.14m)



### Bedroom 3 11'7" x 9'0" (3.53m x 2.74m)



### Bedroom 4 11'10" x 8'10" (3.61m x 2.69m)



### Family Bathroom 5'11" x 9'9" (1.80m x 2.97m)



## ON THE OUTSIDE

### Rear Garden

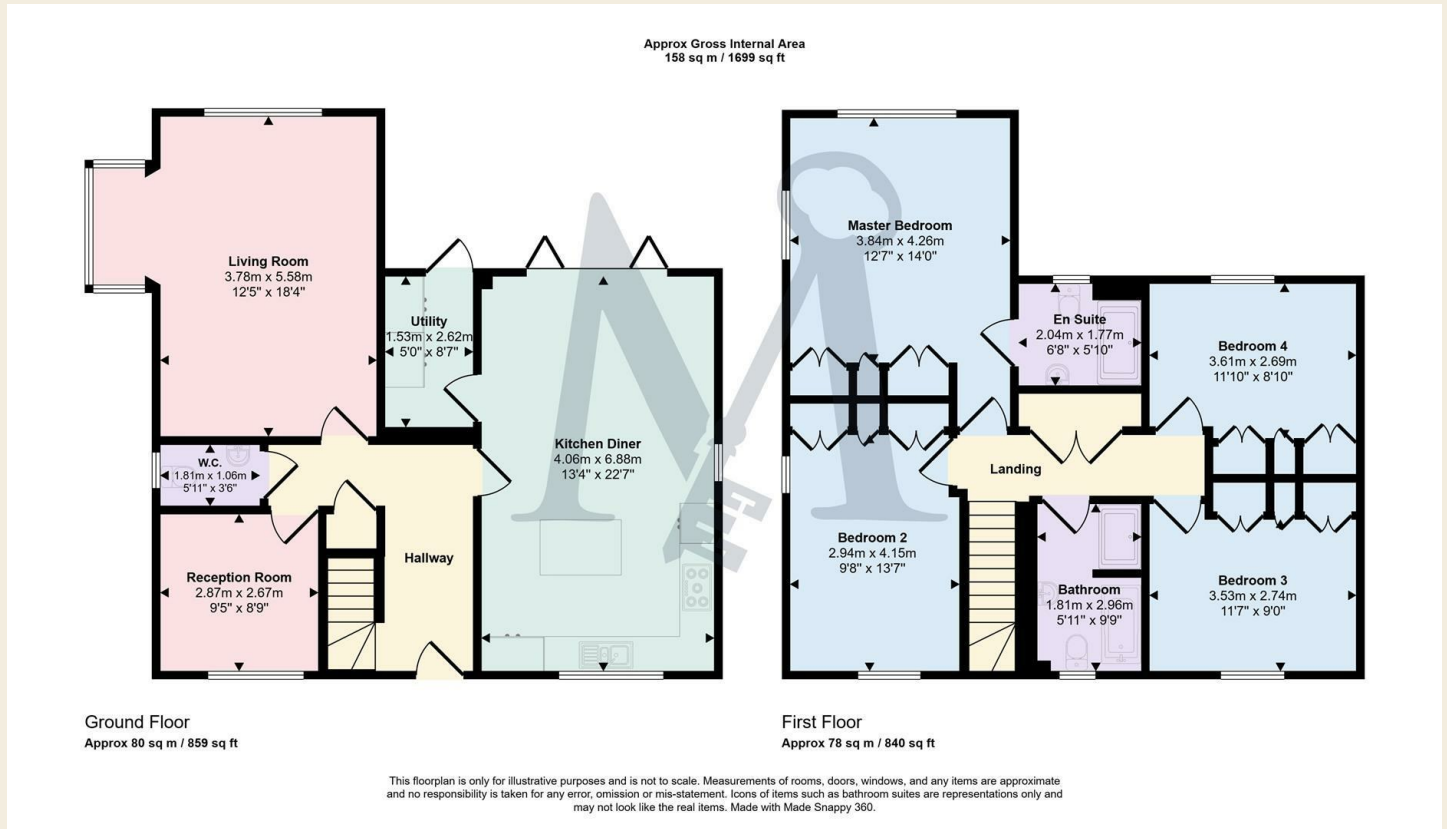


### Front Garden

### Driveway

### Single Garage

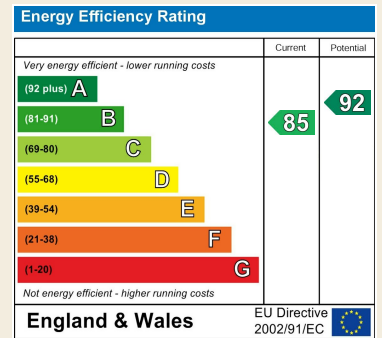
# Floor Plan



# Area Map



# Energy Efficiency Graph



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