

Holden's

A Modern Estate Agent



Forest Gardens Forest Road, Coalville, LE67 3SN

£397,000

Plot 12 - An impressive three-bedroom detached new-build bungalow offering stylish single-storey living, with a generous open-plan kitchen and dining area, quality integrated appliances, principal bedroom with en-suite and contemporary specification throughout. Externally, the property benefits from landscaped front gardens (turf at the rear available by separate negotiation), a paved patio, driveway parking and garage, whilst enjoying excellent energy efficiency and convenient access to Coalville, the M1 and A42.

Summary

Situated within the thoughtfully designed Forest Gardens development in Coalville, The Ravenstone is an impressive three-bedroom detached bungalow offering a contemporary single-storey lifestyle, carefully designed to combine spacious accommodation, high-quality finishes and modern energy efficiency.

At the heart of the home is a generous open-plan kitchen and dining area, creating an inviting space for everyday living and entertaining. The kitchen is complemented by quality cabinetry, elegant Silestone quartz work surfaces and a comprehensive range of integrated CDA appliances, including an induction hob, double oven and dishwasher, while provision is also made for laundry appliances.

The separate living room provides a comfortable and versatile space to relax, whilst three well-proportioned bedrooms offer excellent flexibility for family living, visiting guests or home working. The principal bedroom benefits from its own stylish en-suite, with the main bathroom finished with contemporary sanitaryware, chrome fittings and attractive tiling.

Externally, the property enjoys landscaped gardens with a turfed frontage, paved patio and pathways, together with a block-paved driveway providing off-road parking. Secure fencing, external lighting and power to the garage further enhance the practical appeal of the home, with electric vehicle charging provision also available.

The Ravenstone has been designed with modern living and efficiency in mind, incorporating air source heating, programmable underfloor heating and high-quality double glazing. A security alarm, multi-point locking systems and smoke and carbon monoxide detection provide additional reassurance.

Forest Gardens occupies a peaceful position within Coalville, whilst remaining conveniently placed for the town's amenities and excellent road connections. The M1 and A42 are both readily accessible, making the development particularly well suited to those requiring convenient links for commuting and travel.

This superb new-build bungalow offers the opportunity to enjoy stylish, low-maintenance single-storey living within a carefully planned residential setting. Early viewing is highly

recommended to fully appreciate the quality, layout and specification on offer.

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2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

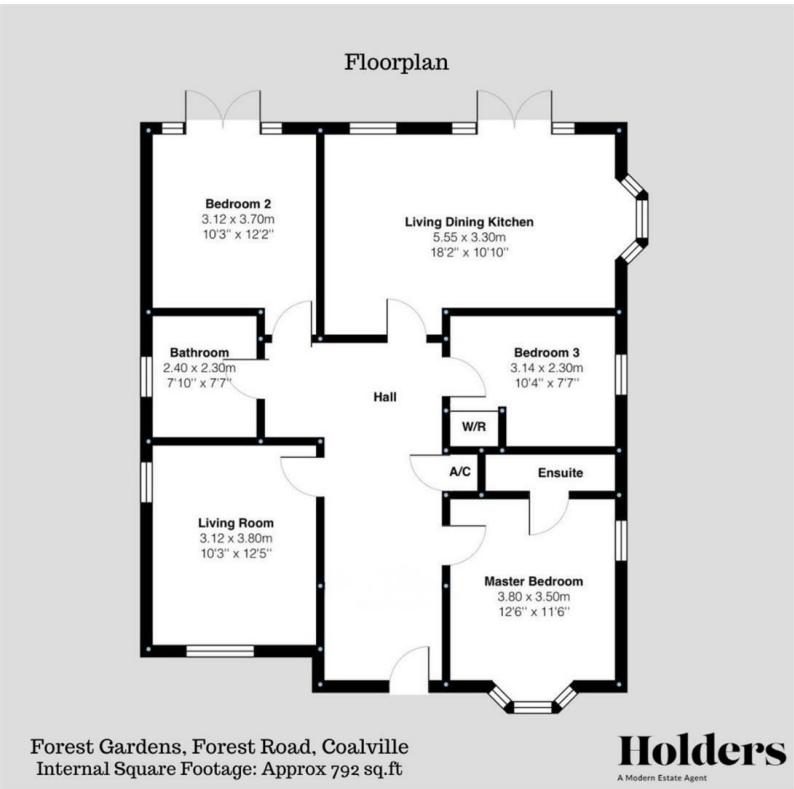
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

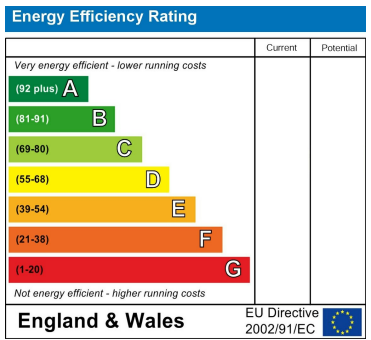
Floor Plan



Area Map



Energy Efficiency Graph



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