

MAYNARD
ESTATES

1 Dairyman Walk, Coalville, LE67 2QU

£320,000

3 2 1



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

Brief Description

£320,000



Placed in the charming Grange Meadows development in Hugglescote. This EXQUISITE detached house is a BRAND NEW BUILD by Cadeby Homes available to move into July/August 2026.

Occupying a corner plot position.

"The Durham", boasts three well-proportioned bedrooms on the first floor, with the master featuring a contemporary EN-SUITE ensuring comfort and privacy along with a modern stylish family bathroom suite. The ground floor welcomes you with a spacious entrance hall leading to a convenient GROUND FLOOR WC.

The heart of the home is open-plan kitchen diner, which is fully integrated and complete with French doors that open onto a BEAUTIFULLY laid lawn and paved patio in the rear garden. A separate SPACIOUS LIVING ROOM provides a wonderful living space with dual aspect views.

Furthermore this property benefits from a large driveway and single detached garage.

The INNOVATIVE Ground Source Heating System and underfloor heating on the ground floor ensure 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.







Key Features

- A Brand New Detached Home
- Spacious Dual Aspect Living Room
- Sunlit Rear Garden Plots
- Developer Incentives Available
- Stylish Family Bathroom Suite
- En-Suite To Master Bedroom
- Fully Fitted Kitchen Diner
- Innovative Ground Source Heating System
- Ready To Move In Summer 2026
- Part Exchange Available





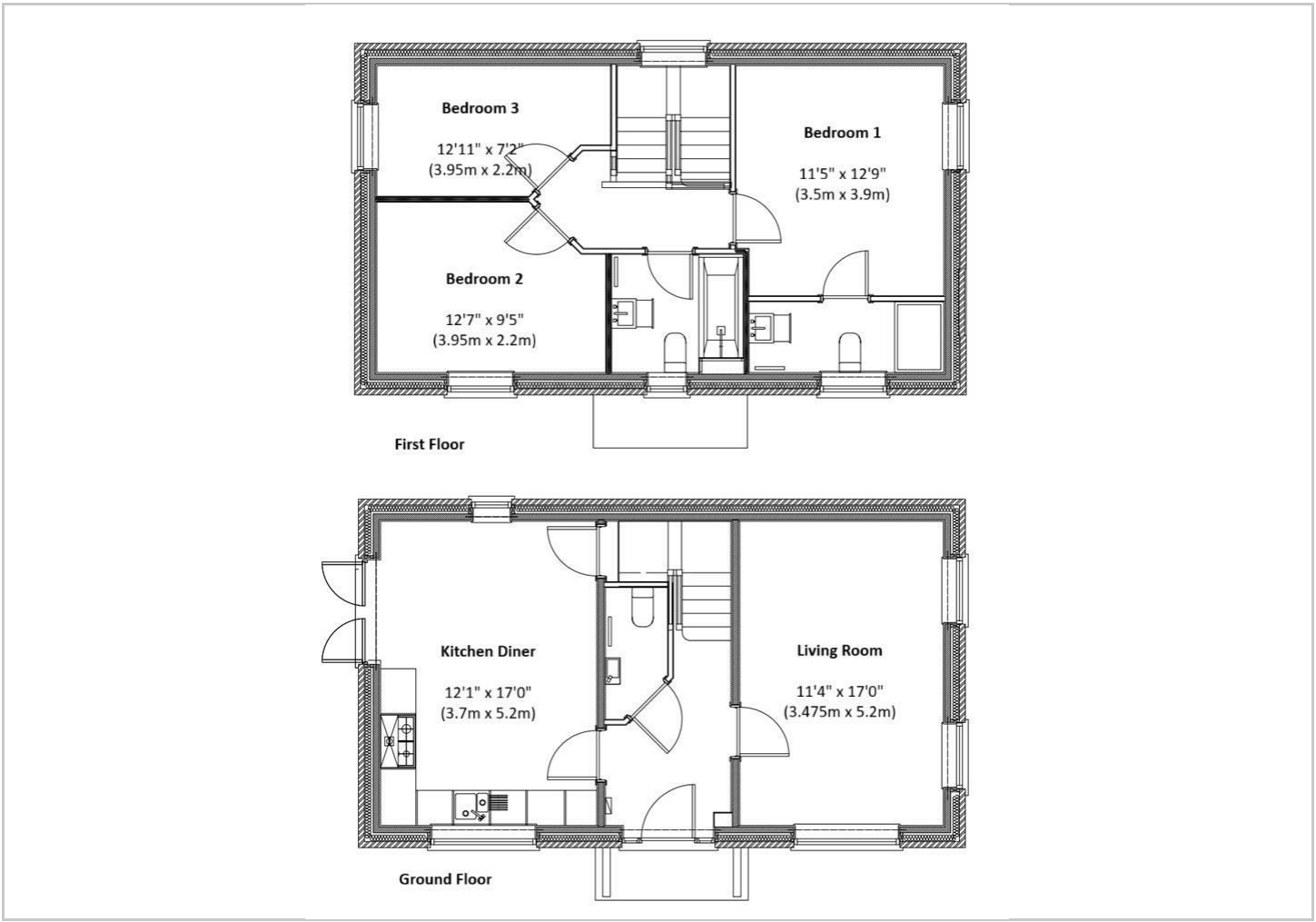




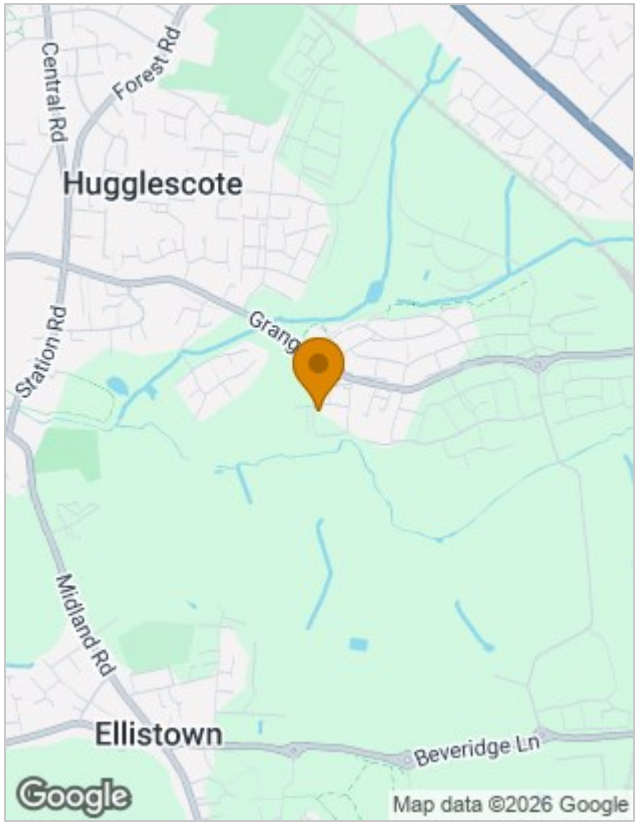




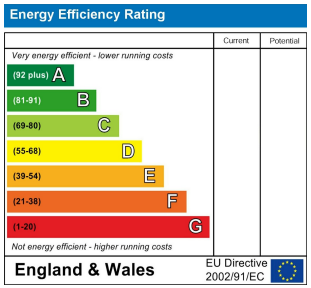

Floor Plans



Location Map



Energy Performance Graph



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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