



Plot 72 Grange Meadows, Coalville, LE67 2NB

£275,000

3 2 1



## KEY

- The Lancaster**  
 2 Bedroom Home  
 Plots 8, 9, 10, 35 & 36

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- The Dalia**  
 3 Bedroom Home  
 Plots 7, 11, 19, 20, 56 & 57

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- The Derby**  
 3 Bedroom Home  
 Plots 26, 27, 48, 49, 72 & 73

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- The Durham**  
 3 Bedroom Home  
 Plots 12, 29, 32, 50, 60, 63 & 69

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- The Leicester**  
 3 Bedroom Home  
 Plots 13, 17, 22, 24, 25, 28, 41, 43, 52, 61, 62, 66, 77, 78 & 80

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- The Salisbury**  
 4 Bedroom Home  
 Plots 15, 16, 18, 21, 38, 39, 42, 51, 64, 65, 74, 76 & 79

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- The York**  
 4 Bedroom Home  
 Plots 33, 34, 40, 45, 53, 54, 55, 58, 59, 68, 70 & 71

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- The Chichester**  
 4 Bedroom Home  
 Plots 14, 23, 37, 44, 67 & 75

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- The Canterbury**  
 4 Bedroom Home  
 with integral garage  
 Plots 30, 31, 46 & 47

# Brief Description

£275,000

An impressive BRAND NEW semi-detached home. Move in Summer 2026.

Phase 2 Launch Weekend 23rd & 24th May 10am - 4pm - Developer Incentives

\* Book a viewing and receive a COMPLIMENTARY BOTTLE OF BUBBLY on arrival \*

\*\* Reserve this weekend and enjoy A YEAR OF HEATING BILLS INCLUDED \*\*

Placed in the charming Grange Meadows development in Hugglescote. This EXQUISITE semi-detached house is a BRAND NEW BUILD by Cadeby Homes in 2026.

"The Derby" is a fantastic three double bedroom semi-detached house with driveway. The home has the option of an en-suite or dressing room off the master bedroom along with a beautiful four piece family bathroom on the homes impressive first floor.

The ground floor benefits from an inviting hall with built in storage and access to a convenient ground floor WC. A modern open plan kitchen diner is fitted with integrated appliances whilst a bay fronted living room provides the ideal space to relax and unwind.

The sun-lit rear garden plots provide a fantastic outside space for all the family.

Available and ready to move before Christmas with incentives available for early reservation which include stamp duty contributions, market value part exchange and flooring included.

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.

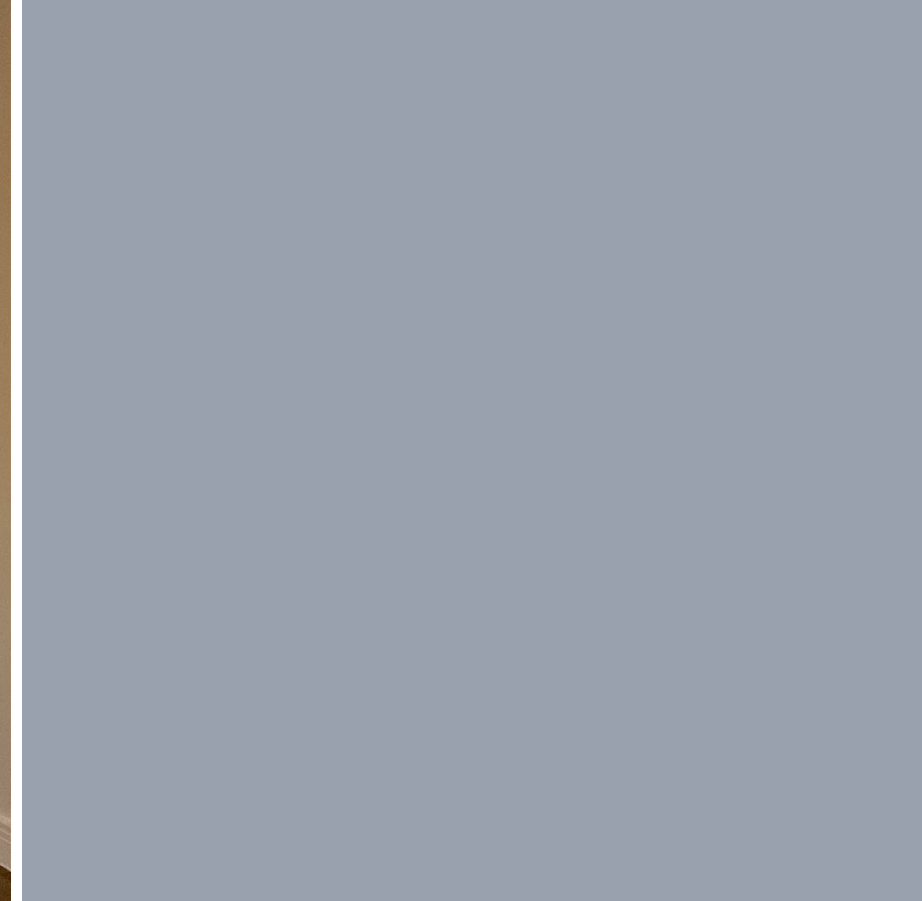
While this small development offers a SENSE OF COMMUNITY, it also provides lovely walks and PLEASANT OUTLOOKS.

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.

OTHER PROPERTY TYPES AVAILABLE.

No garage on plots 72 & 73.





## Key Features

- Three Double Bedroom
- Open Plan Kitchen Diner
- Four Piece Family Bathroom
- Ready To Move In Summer 2026
- Innovative Ground Source Heating System
- En-Suite Or Dressing Room Option
- Spacious Living Room
- Developer Incentives Available
- Part Exchange Available
- Driveway Parking

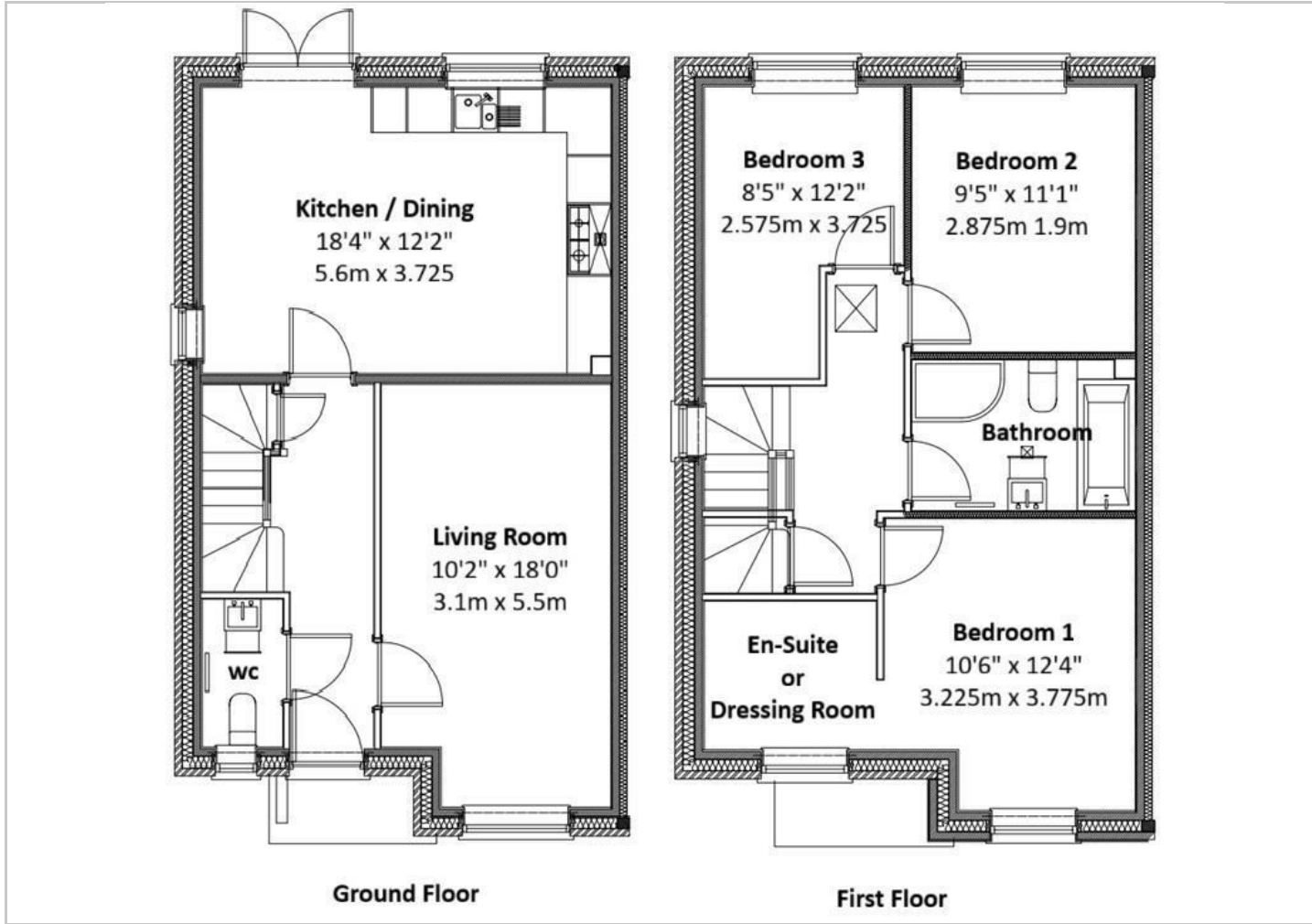


**ATTENTION!**  
The tile is packed on  
the side of the carton lid

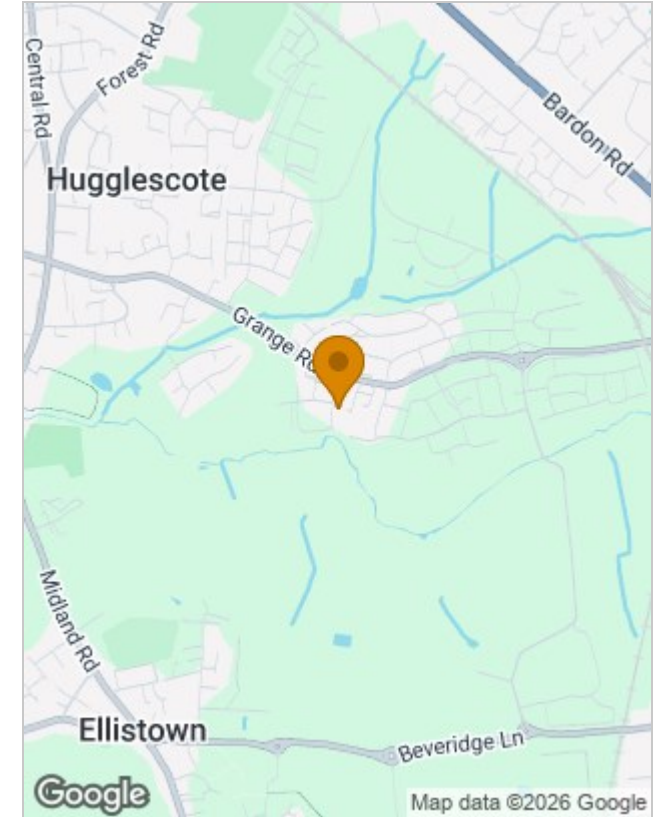




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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.