



## Hermitage Road, Whitwick, Coalville, LE67 5EH

- Stamp duty paid offer
- Brand new detached home
- Open-plan kitchen-dining-family room
- Four generous bedrooms
- Close to M1 access
- No upward chain
- 10-year warranty included
- Garden and driveway
- Three modern bathrooms
- Viewing highly recommended

**Asking Price £575,000**



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## DESCRIPTION

Coming Soon – Stamp Duty Paid – No Upward Chain – Brand New Detached Home – 10 Year Warranty – Incentives Available

Designed with modern family and professional lifestyles in mind, this exceptional new build detached home offers a perfect balance of space, style, and practicality. With stamp duty and legal fees paid and no upward chain—this is a fantastic opportunity to secure a high-quality, turnkey home.

The ground floor is arranged for everyday living and entertaining. A spacious front-facing lounge provides a warm and comfortable space to unwind, while to the rear, the heart of the home opens into a stunning open plan kitchen-dining-family area. Thoughtfully designed, this space is perfect for both social occasions and day-to-day life, with French doors leading out to the garden for a seamless indoor-outdoor connection. A separate utility room adds convenience and keeps the living space organised.

The first floor offers three well-proportioned bedrooms, ideal for growing families or flexible living. The principal bedroom enjoys its own dressing area, en-suite, and access to a private balcony with views over the nearby lake and park—creating a peaceful retreat. A modern family bathroom serves the remaining bedrooms.

The second floor provides a further generous double bedroom with its own en-suite shower room, perfect for guests, older children, or a private home office suite.

Externally, the rear garden is mainly laid to lawn and benefits from attractive views towards Hermitage recreational ground and lakeside walks. Plot 1 also enjoys the added benefit of a garden office cabin. To the front, a driveway provides off-road parking.

Ideally located close to local shops, schools, and amenities, with excellent access to the M1 for commuting, this home delivers both lifestyle and convenience.

Register your interest early to avoid missing out.



