



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.

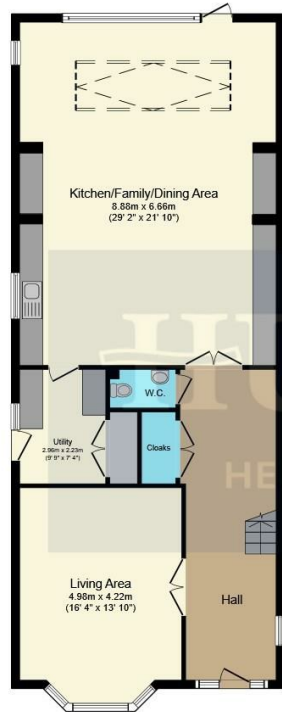
The second floor provides a further generous double bedroom with its own en-suite shower room, perfect for guests, older children, or a private home office suite.

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.

Call to day to find out more.

Please note: fourth bedroom review under planning permission with the local authority.



Ground Floor

Floor area 114.3 sq.m. (1,230 sq.ft.)



First Floor

Floor area 74.0 sq.m. (797 sq.ft.)



Second Floor

Floor area 38.6 sq.m. (415 sq.ft.)

Total floor area: 226.9 sq.m. (2,443 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewings

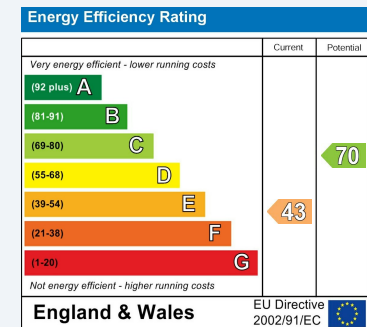
Please contact wigston@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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