

Plot 6, The Laurels Main Street,
Bagworth,
Coalville, LE67 1DN

£495,000

GENERAL







GENERAL

A four bedroomed smart home incorporating cutting edge technology. The Laurels is a development of seven environmentally sustainable houses on a secure gated development. The houses have been designed to be ultra energy efficient and are predicted to be EPC A rated. The contemporary bold styling of the houses is striking. There will be superb light filled living spaces with wonderful open plan kitchens, high quality bathrooms and a luxurious master bedroom suite in each unit. All the houses will have underfloor heating creating a flexible and comfortable living environment. Outside there will be a landscaped gardens with country views and an electric car point.

WHAT IS AN ULTRA ENERGY EFFICIENT HOUSE

What is an Ultra Energy-Efficient House?
Home buyers have begun to pay much more attention to the costs of not only the house purchase itself, but also to the subsequent operations of running the home. A house that is well-designed and built with energy-efficiency in mind will naturally out-perform its peers. An ultra energy-efficient home sets the bar at the highest level of energy efficiency, without compromising performance.

Whilst home energy-efficiency is currently a hot topic due to fears around energy security and reliance on global commodity market pricing, minimizing energy consumption and using renewable energy sources to meet your home energy needs also makes sense long-term from an ecological and environmental perspective too.

A Passive Home can use 85% -90% less energy than a typical dwelling, while providing the homeowners with comfort. An ultra energy-efficient home seeks to go even further

How do you do that?
Insulation
The thermal insulation of the external walls, determined by the heat transfer coefficient of the partition U [W / m²K], determines how much heat is transferred through 1 m² of the surface in 1 second with the temperature difference on both sides equal to 1 °C. The demand for thermal energy in buildings is expressed by the so-called seasonal heat demand coefficient (EA). In standard houses, EA is approx. 120 kWh / m2 a year, while the seasonal heat demand in energy-efficient houses ranges from 15 kWh / m2 a year - 70 kWh / m2 a year. The lowest coefficient is reflective of passive homes and zero-energy homes - An ultra energy-efficiency homes seek zero-energy as its target

In addition to insulating walls, ceilings and roofs, adding triple- glazing as standard lets you see how escape of air (and therefore heat) can be substantially reduced.

Heating
Ground-source or air-source heat pumps are vital - they operate in much the same fashion as a refrigerator (which warm/ ambient room air and chills the insider of the fridge) but in reverse. Furthermore, the same "air-exchange" system can be used for both heating during the winter and cooling during the summer! So, essentially ambient cooling without the cost of air-conditioning- how much would you have wanted that during the summer of 2022?

Solar
And "what about those cold winter nights" I hear you say - well the provision of solar power provides that final additional piece of the jigsaw to help overcome those wintery days and nights, and also to help "power" the air-exchange system throughout the rest of the year

So why aim for energy-efficiency, when with good planning and design, you can have a home with ultra energy-efficiency?

THE TECHNOLOGY

The houses are packed with the latest technologies which include:

Solar Panels
Electricity Storage
Grenton Smart System
Security Cameras and Alarm System
Underfloor Heating on both the ground and first floors
Air Source Pump by Bosch
Air exchange System
Sound System
Electric Car Charger

Optional extras include:
Home Cinema
Electric Window Blinds controlled from the Smart System

THE HEATING

Heating is provided by a 'Bosch' air source heat pump with underfloor heating to both the ground and first floors controlled by individual room thermostats. To create a comfortable home environment, there is an air handling system whereby you can adjust ventilation intensity and air temperature. There are additional functions to facilitate control of all ventilation processes and reduce electricity consumption.

PHOTOGRAPHS

Please note we have used the photographs from the Show House (Plot 1). The Show House is a different layout but the photographs show the style and finish that will be used throughout the scheme.

THE HOUSE

The accommodation with measurements extracted from the architects plans are briefly as follows.

LOCATION

In the village of Bagworth there are a range of amenities including a community centre which hosts numerous events and clubs. There are some lovely walks in the area in Bagworth Heath Country Park and around the nearby Thornton reservoir. Bagworth is well located for access to the motorway network via junction 22 on the M1 and commuting to Leicester, Nottingham and Derby.

RECEPTION HALL & CLOAKROOM

KITCHEN

22'3" x 13'2"

LIVING ROOM

20'4" x 12'1"

UTILITY ROOM

5'8" x 3'11"

FIRST FLOOR

BEDROOM ONE

14'4" max x 10'9"

EN-SUITE

BEDROOM TWO

11'4" x 10'9"

BEDROOM THREE

10'9" x 10'5"

BEDROOM FOUR

14'1" max x 12'4"

BATHROOM

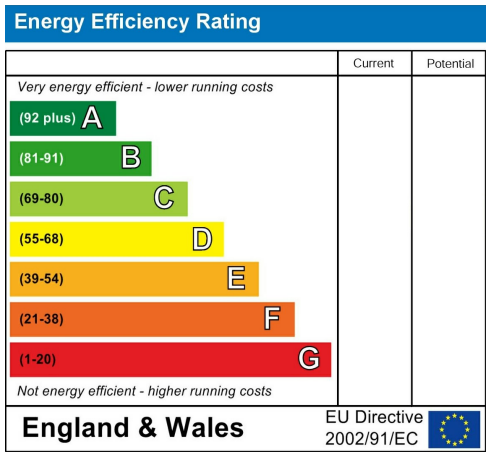
THE GARDEN

There will be a landscaped garden with large terrace adjoining the house.

OUTSIDE

The Laurels is accessed through electric security gates. The access drive and common areas will be maintained by a management company and the costs shared by the residents.















Ground Floor

1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

The Property Ombudsman

Important Notice: Fox Country Properties Limited, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Country Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

FOX

5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF
Sales: **01455 890898**

41 High Street, Kibworth Beauchamp, Leicester LE8 0HS
Sales: **0116 2796543**

foxcountryproperties.co.uk