



MAYNARD
ESTATES



6 Drovers Close, Coalville, LE67 2NB

£465,000

The Chichester is an exquisite BRAND NEW DETACHED house from Cadeby Homes at their Grange Meadows development.

While this small development of only 80 new homes has a SENSE OF COMMUNITY, it also provides lovely walks & PLEASANT OUTLOOKS. Buyers can take advantage of VARIOUS INCENTIVES, including 100% part exchange options and assistance with stamp duty and other moving costs to suit your individual needs.

Upon entering, you are greeted by a SPACIOUS AND INVITING ENTRANCE HALL, featuring a convenient under-stairs storage. The heart of the home is undoubtedly the CONTEMPORARY KITCHEN, which showcases a range of elegant units and a central island breakfast bar. A range of units are available if reservation is early enough and can be customised to the individual buyer's style and requirements.

The GENEROUS LIVING AREA features dual aspect double-glazed windows, including a charming bay window, while a SEPARATE RECEPTION ROOM offers versatility as a home office or playroom. A convenient ground floor WC adds to the practicality of the layout.

Ascending to the first floor, you will find FOUR SPACIOUS DOUBLE BEDROOMS. The master bedroom benefits from a STYLISH EN-SUITE. The FAMILY BATHROOM mirrors this elegance with a four-piece suite.

ON THE FIRST FLOOR

Entrance Hall



Kitchen Diner 13'4" x 22'7" (4.06m x 6.88m)



Utility Room 5'0" x 8'7" (1.52m x 2.62m)



Reception Room 9'5" x 8'9" (2.87m x 2.67m)



Ground Floor WC 5'9" x 3'1" (1.75m x 0.94m)

Living Room 12'5" x 18'4" (3.78m x 5.59m)



ON THE FIRST FLOOR

Landing

Master Bedroom 12'7" x 15'0" (3.84m x 4.57m)



En-Suite 6'8" x 5'10" (2.03m x 1.78m)



Bedroom 2 9'8" x 13'7" (2.95m x 4.14m)



Bedroom 3 11'7" x 9'0" (3.53m x 2.74m)



Bedroom 4 11'10" x 8'10" (3.61m x 2.69m)



Family Bathroom 5'11" x 9'9" (1.80m x 2.97m)



ON THE OUTSIDE

Rear Garden

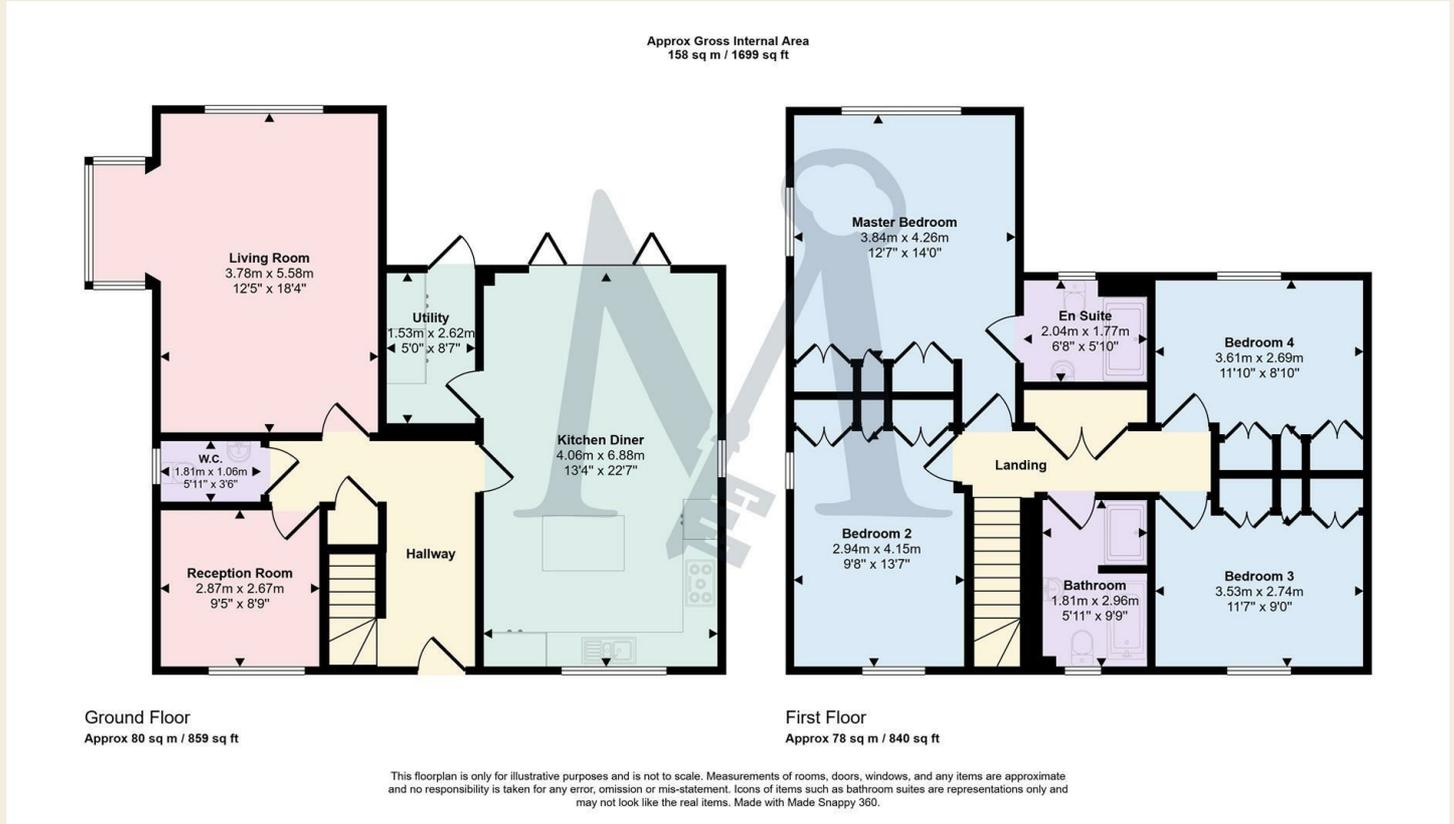


Front Garden

Driveway

Single Garage

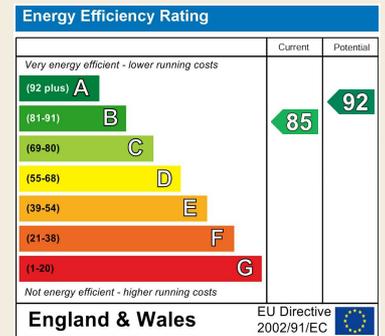
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.