



## The Derby Grange Meadows, Coalville, LE67 2NB

**£1,300 Per month**

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

"The Derby" is a fanstastic three double bedroom semi-detached house with detached garage and driveway. The home has a dressing room off the master bedroom along with a beautiful four piece family bathroom on the homes impressive first floor.

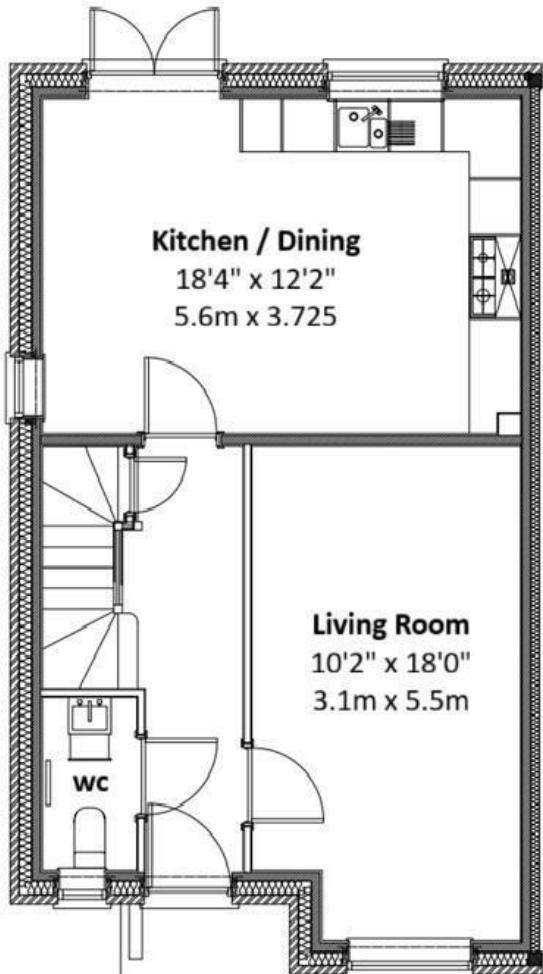
The ground floor benefits from an inviting hall with built in storage and access to a convenient ground flor WC. A modern open plan kitchen diner is fitted with integrated appliances whilst a bay fronted living room provides the ideal space to relax and unwind.

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

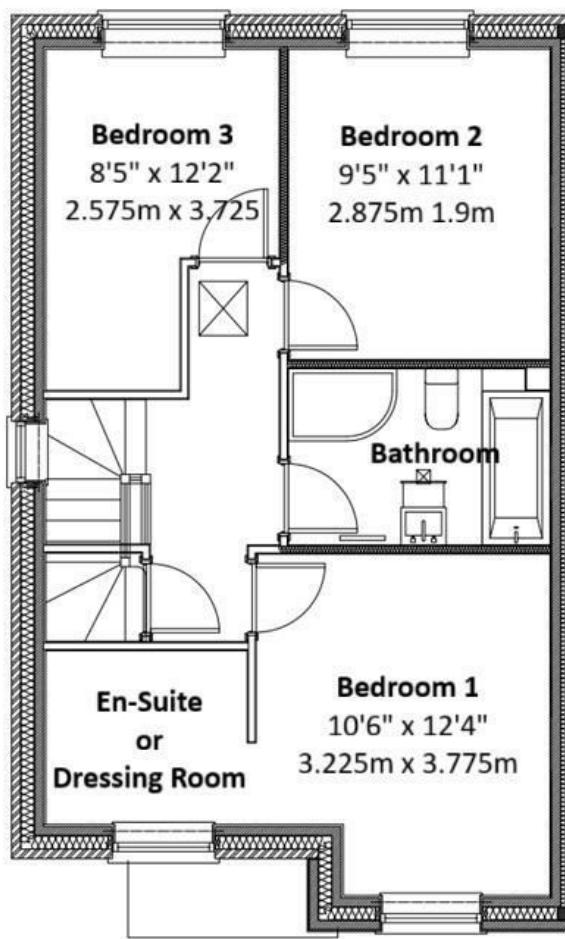
The INNOVATIVE Ground Source Heating System and underfloor heating on the ground floor ensure a warm and energy-efficient environment throughout the year. The development is complemented by the newly established Greenstone PRIMARY SCHOOL, conveniently within walking distance, making it an ideal location for families.



## Floor Plan



Ground Floor

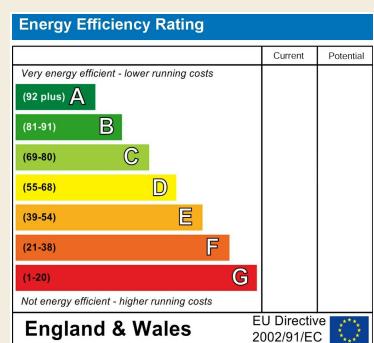


First Floor

## Area Map



## Energy Efficiency Graph



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