



## 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 fantastic 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 home's impressive first floor.

The ground floor benefits from an inviting hall with built-in storage and access to a convenient ground floor 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.

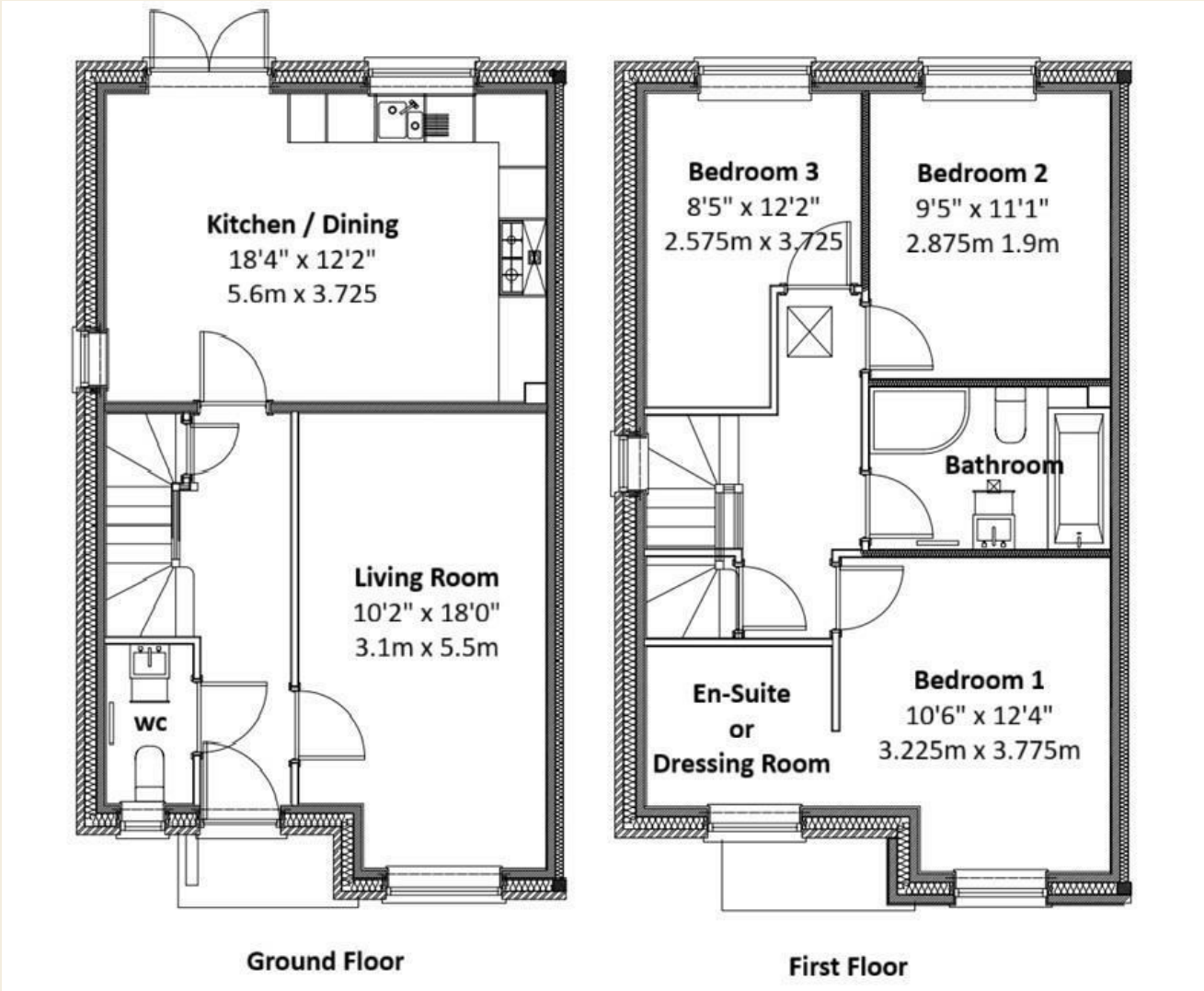
The sun-lit rear garden plots provide a fantastic outside space for all the family.

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.





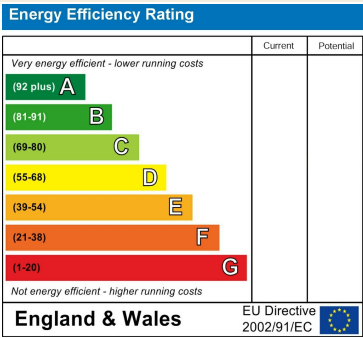
Floor Plan



Area Map



Energy Efficiency Graph



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