



Plot 2 Forest Gardens, Church View, Coalville, Leicestershire, LE67 3SL

Guide Price £295,000

Plot 2, THE CHARNWOOD - A two bedroom semi-detached bungalow with a single garage.

NOW SSTC, other plots still available to view and reserve now

Located within the heart of Leicestershire, Howkins & Harrison have partnered with Aspects Building Services Ltd to offer a brand new community of 24 new homes; all of which will be completed to a high specification

58 Market Street, Ashby de la Zouch, Leicestershire LE65 1AN

Telephone 01530 410930

Email ashbyproperty@howkinsandharrison.co.uk

Website howkinsandharrison.co.uk

Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX

LOCATION

Conveniently located just off the A511, the principal trunk road connecting the A42 dual carriageway at Ashby de la Zouch with the M1 motorway corridor at junction 22, providing further road links to Leicester and north to Loughborough, Nottingham and Derby. The town offers a range of local amenities and facilities including high street shops, public houses, takeaway restaurants and the nearby leisure centre, together with excellent opportunities for walkers and country lovers with Grace Dieu and Cademan Woods close by. Coalville is also well served for schooling, with a number of schools for all ages within a few minutes walking distance of the property.

Description

Accessed from Forest Road, Coalville a private driveway leads down into the development where you will find access to all twelve plots. Having been completed to an exceptionally high standard throughout with seven alternative property styles; varying in size and layout but all offering an open plan dining kitchen fitted with quartz worktops and integrated appliances, a welcoming reception lounge with oak fitted doors, two/three bedrooms with the principal bedroom benefiting from a tiled en suite shower room. Externally the properties have landscaped front and rear gardens, incorporating paved patios, exterior lighting and remote controlled garage doors (plot dependant). All of the available plots also offer a ICW Building warranty.

SPECIFICATION HIGHLIGHTS

INTERNAL FEATURES

- Air source zoned underfloor heating throughout
- LED downlights
- Fully fitted quality kitchens
- Quartz worksurfaces
- Integrated appliances to the Kitchen
- Oak internal doors
- Hard-wired security alarm
- Tiled en-suites bathrooms
- High quality sanitary ware and fittings

EXTERNAL FEATURES

- Fencing where appropriate to front, gravel drive and landscaping
- Fenced rear gardens
- Exterior PIR lighting
- Outside lighting and tap
- High quality A rated UPVC windows and composite doors
- Slabbed area to the front door
- Slabbed patios to the rear
- Remotely controlled garage doors
- Turfing – quotes available on request
- New Home Warranty provided by ICW building warranties.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison Tel:01530-410930 Option 1

Tenure & Possession

The property is freehold with vacant possession being given on completion

Local Authority

North West Leicestershire District Council - Tel:01530-454545

Council Tax

Bands - TBC

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Floorplans

Howkins & Harrison prepare these plans for reference only. They are not to scale.

Additional Services

Do you have a house to sell? Howkins and Harrison offer a professional service to home owners throughout the Midlands region. Call us today for a Free Valuation and details of our services with no obligation whatsoever.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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