



MAYNARD
ESTATES



3 Drovers Close, Coalville, LE67 2NB

£1,600 Per month

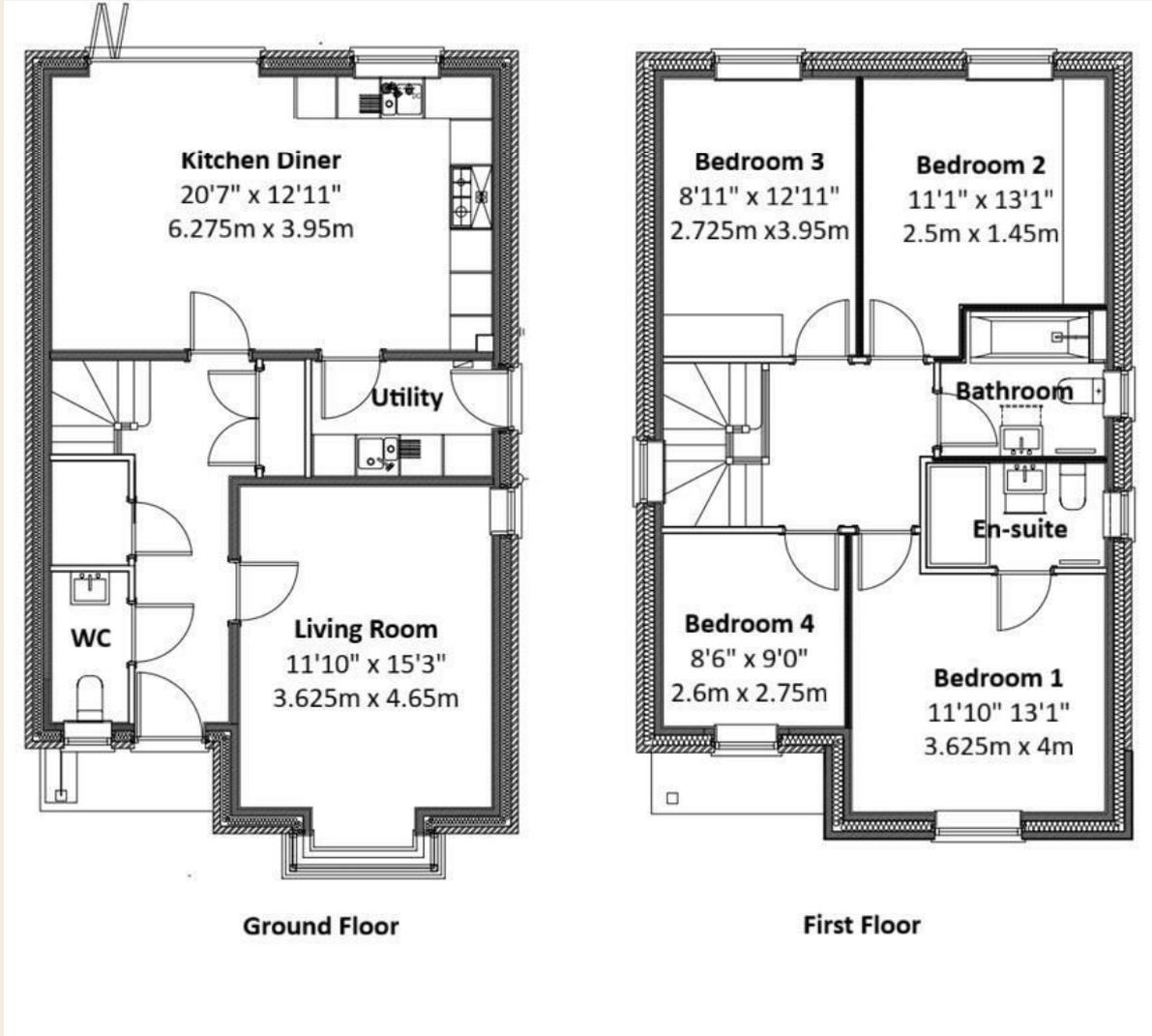
Placed in the charming Grange Meadows development in Hugglescote. This EXQUISITE detached house is a BRAND NEW BUILD by Cadeby Homes in 2026 and AVAILABLE FOR IMMEDIATE LET.

Welcomed with its INVITING ENTRANCE HALL with multiple, HANDY STORAGE cupboards and a convenient ground floor WC. A spacious dual aspect, BAY FRONTED FRONT LOUNGE provides the ideal living space. Then A STUNNING OPEN PLAN FULLY FITTED KITCHEN DINER overlooks and opens onto the homes rear garden via BI-FOLD DOORS with further dual aspect windows. A handy SEPARATE UTILITY ROOM with space and plumbing for further appliances with additional rear access concludes the accommodation on the ground floor.

Stairs rise to a SPACIOUS FIRST FLOOR LANDING with all rooms leading off. The master bedroom has access to a STUNNING THREE-PIECE EN-SUITE shower room. A fantastic CONTEMPORARY FAMILY BATHROOM SUITE serves the remaining three double bedrooms.

Externally the property continues to impress with a LARGE REAR GARDEN PLOT. The front garden is landscaped whilst a LARGE TARMAC DRIVEWAY offers parking for multiple vehicles leading to a LARGE DETACHED SINGLE GARAGE.

Floor Plan



Area Map



Energy Efficiency Graph

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	

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